

SEND TAX NOTICE TO: VICTORIA TEAL -765 81ST STREET SOUTH, BIRMINGHAM, AL 35206

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of EIGHT THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$8,900.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), VIRGINIA MINOR, A WIDOW (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, VICTORIA TEAL, A MARRIED WOMAN (herein referred to as GRANTEES), the following described real estate situated in SHELBY County, Alabama, to-wit:

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 1 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID 1/4-1/4 AND RUN NORTH 89 DEG. 12 MIN. 54 SEC. EAST ALONG THE NORTH LINE OF SAID 1/4-1/4 216.07 FEET; THENCE, RUN SOUTH 0 DEG. 02 MIN. 40 SEC. EAST 195.76 FEET TO THE SOUTHERLY RIGHT OF WAY OF SHELBY COUNTY ROAD NO. 446 AND THE POINT OF BEGINNING; THENCE, CONTINUE SOUTH 0 DEG. 02 MIN. 40 SEC. EAST 204.24 FEET; THENCE, RUN SOUTH 89 DEG. 12 MIN. 57 SEC. WEST 216.07 FEET TO THE WEST LINE OF SAID 1/4-1/4; THENCE, RUN NORTH 0 DEG. 02 MIN. 41 SEC. WEST ALONG SAID WEST LINE 99.97 FEET TO THE SOUTHERLY RIGHT OF WAY OF SAID SHELBY COUNTY ROAD NO. 446, SAID RIGHT OF WAY BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 123.07 FEET AND A DELTA OF 27 DEG. 58 MIN. 02 SEC.; THENCE, TURN RIGHT AND RUN ALONG SAID CURVE 60.07 FEET TO THE PT OF SAID CURVE; THENCE, RUN NORTH 66 DEG. 07 MIN. 20 SEC. EAST ALONG SAID RIGHT OF WAY 94.12 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 172.46 FEET AND A DELTA OF 24 DEG. 21 MIN. 25 SEC.; THENCE, RUN ALONG SAID CURVE 73.31 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

VIRGINIA MINOR IS THE SURVIVING GRANTEE OF DEED RECORDED IN DEED BOOK 323 PAGE 488 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE, ALVIN MINOR HAVING DIED ON OR ABOUT DECEMBER 6, 1995.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 172, page 542; Deed Book 247, page 855 and Deed Book 236, page 824 in Probate Office.
- (5) Subject to Encroachment of mesh wire fence across Southwesterly corner as shown on the survey by Carl G. Moore dated 9-17-97.
- (6) Subject to Less and except any portion lying between the fence line and the property line as shown on the survey by Carl G. Moore dated 9-17-97.
- (7) Subject to any loss, damage, cost, expense and attorney's fees based on, or arising because of, any boundary line dispute, loss of land, or other adverse claim occasioned by the location of the fence along the Southerly boundary of the land as shown by the survey of Carl G. Moore, dated September 17, 1997.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And I (we) do for myself(ourselves) and for my(our) heirs, executors and administrators covenant with said GRANTEES, their heirs and assigns, that I(we) am(are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I(we) have a good right to sell and convey the same as aforesaid; that I(we) will, and my(our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s), on OCTOBER 10, 1997.

Virginia H Minor
VIRGINIA MINOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that VIRGINIA MINOR, A WIDOW, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he-(they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on OCTOBER 10, 1997

My commission expires:

7/23/99

Notary Public

Inst # 1997-34094

10/21/1997-34094

08:40 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 NCB 17.50

Inst # 1997-34094