

## SHELBY COUNTY ABSTRACT &amp; TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051  
 (205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Robert H. Wheeler

(Address) P. O. Box 1261  
Columbiana, AL 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixteen Thousand, Five Hundred and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Clyde McEwen, a single man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Robert H. Wheeler

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way, and permits of record.

Also subject to private driveway easement as set forth in Instrument #1996-4336, in Probate Office.

Inst # 1998-00208

01/05/1998-00208  
 02:39 PM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am (we 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 5th day of January, 1998.

(Seal)

Clyde McEwen

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Clyde McEwen, a single man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of January, A. D., 1998.

Notary Public.

Inst # 1998-00208

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That part of the North 1/2 of the Southwest 1/4 of Section 26, Township 20 South, Range 1 East, lying South of Shelby County Highway No. 56, and East of Spearman Branch, described as follows:

Begin at the SW corner of the NE 1/4 of the SW 1/4 of Section 26, Township 20 South, Range 1 East; thence East, along the South line of said 1/4-1/4 Section for a distance of 160.00 feet to the center of Shelby County Highway No. 56; thence along the centerline of Highway No. 56, the following bearings and distances: North 68 degrees 01 minutes 58 seconds West for a distance of 49.33 feet; North 58 degrees 48 minutes 47 seconds West, for a distance of 46.23 feet; North 50 degrees 35 minutes 37 seconds West for a distance of 44.11 feet; North 49 degrees 05 minutes 52 seconds West for a distance of 294.19 feet; North 48 degrees 27 minutes 50 seconds West for a distance of 132.49 feet; North 48 degrees 11 minutes 49 seconds West for a distance of 259.67 feet; North 49 degrees 04 minutes 22 seconds West for a distance of 57.95 feet; North 54 degrees 34 minutes 39 seconds West for a distance of 52.02 feet; North 64 degrees 04 minutes 32 seconds West for a distance of 28.80 feet; North 77 degrees 34 minutes 33 seconds West for a distance of 60.00 feet; North 81 degrees 04 minutes 33 seconds West for a distance of 70.00 feet; North 82 degrees 00 minutes 00 seconds West for a distance of 100.00 feet; North 84 degrees 25 minutes 43 seconds West for a distance of 90.13 feet to the center line of Spearman Branch; thence along the centerline of Spearman Branch, the following bearings and distances: South 00 degrees 02 minutes 37 seconds East for a distance of 58.00 feet; North 71 degrees 36 minutes 31 seconds West for a distance of 63.25 feet; South 5 degrees 40 minutes 01 seconds West for a distance of 50.25 feet; South 58 degrees 49 minutes 33 seconds West for a distance of 29.15 feet; South 21 degrees 24 minutes 49 seconds East for a distance of 123.49 feet; South 81 degrees 20 minutes 27 seconds East for a distance of 99.14 feet; South 42 degrees 48 minutes 43 seconds East for a distance of 54.49 feet; South 26 degrees 19 minutes 20 seconds West for a distance of 128.35 feet; South 34 degrees 03 minutes 45 seconds East for a distance of 48.26 feet; South 43 degrees 28 minutes 06 seconds West for a distance of 108.93 feet; South 67 degrees 42 minutes 35 seconds East for a distance of 200.00 feet; South 66 degrees 18 minutes 20 seconds West for a distance of 52.40 feet; South 00 degrees 02 minutes 35 seconds East for a distance of 47.37 feet to the South line of the NW 1/4 of the SW 1/4 of said Section 26; thence East along the South line of said 1/4-1/4 Section for a distance of 781.00 feet to the point of beginning.  
Subject to the right of way of Shelby County Highway No. 56.  
Subject to the existing 30-foot easement for a private driveway.

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