

SEND TAX NOTICE TO:

(Name) James M. Lawley
(Address) 150 Creek Drive, Montevallo,
AL 35115

Inst # 1998-02020

This instrument was prepared by:

(Name) Carolyn B. Nelson
(Address) 300 North 21st Street, Suite 900, Birmingham, Alabama

\$500.00

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and Love and Affection-----

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

LEONARD M. LAWLEY, AN UNMARRIED MAN

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

JAMES M. LAWLEY

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

A part of the NW-1/4 of Section 9, Township 22 South, Range 3 West, Shelby County Alabama, more particularly described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD to the said grantee, his, heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of January, 1998.

Leonard M. Lawley

Leonard M. Lawley

STATE OF ALABAMA
SHELBY COUNTY

01/21/1998-02020
09:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCU 11.50

I, undersigned, a Notary Public in and for said County, in said State, hereby certify that Leonard M. Lawley, an unmarried 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 20th day January, 1998.

Guarantee Bond & Seal

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES JANUARY 11, 2000

EXHIBIT "A"

PARCEL 1

Lots No. 3 and 4, in Block 51, according to survey of Reynolds Addition to Montevallo, as shown by map or plat of said subdivision recorded in Map Book 3, at page 37, Office of Judge of Probate of Shelby County, Alabama.

PARCEL 2

A part of the NW 1/4 of Section 9, Township 22 South, Range 3 West, more particularly described as follows: Commence at the NW corner of said Section 9 and run thence in a southerly direction along the western boundary thereof a distance of 330.0 feet to the point of beginning of the parcel herein described, which said point is the SW corner of property previously deeded to said Leonard Lawley; thence turn to the left an angle of 87 deg. 57' and run thence in an easterly direction along the southern boundary of the said Leonard Lawley tract a distance 2,635.30 feet to a point on the eastern boundary of said NW 1/4; thence turn to the right and run southerly along said eastern boundary of said NW 1/4 a distance of 311.67 feet to a point; thence turn to the right and run in a westerly direction a distance of 2,634.1 feet to a point on the western boundary of said NW 1/4 which is 311.67 feet to a point; thence turn to the right and run in a westerly direction a distance of 2,634.1 feet to a point on the western boundary of said NW 1/4; thence turn to the right and run in a northerly direction along the western boundary of said NW 1/4 a distance of 311.68 feet to point of beginning. Containing 18.9 acres, more or less.

SUBJECT TO:

1. Easements and restrictions of record.
2. Taxes for the current year.

Jessie B. Lawley who retained a life estate in the property described in Parcel 2 hereinabove, died on or about the 4th day of December 1992.

Betty S. Lawley, one of the grantees in that certain deed recorded in Book 320, Page 480 in the Office of the Judge of Probate, Shelby County, Alabama, died on or about the 26th day of July, 1994.

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