

1000
TITLE NOT EXAMINED
LEGAL DESCRIPTION FURNISHED BY GRANTOR
ATTORNEY DID CLOSE SALE

Prepared by
Joel C. Watson, Attorney at Law
PO Box 987, Alabaster, Alabama 35007

WARRANTY DEED, TO INDIVIDUAL

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of TEN DOLLARS AND NO/100 to the undersigned grantor or
grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

Karen McGuire, A Married Woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles C. Hollingsworth

(herein referred to as Grantee) the following described real estate, to wit:

SEE EXHIBIT A ATTACHED
THIS IS NOT THE HOMESTEAD OF THE GRANTOR

Subject to Easements, Restrictions and Rights of Way of Record.

TO HAVE AND TO HOLD, to the said GRANTEE in fee simple, and to the heirs
and assigns of such GRANTEE forever, together with every contingent remainder and right
of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and
administrators covenant with the said GRANTEE, and the GRANTEE'S heirs and assigns,
that I am (we are) lawfully seized in fee simple of said premises; that it is are free from all
encumbrances;

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, and the GRANTEE'S 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),
this 5th day of March, 1998.

05/01/1998-15917
02:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

Return To:
Charles C. Hollingsworth
807 Smokey Rd.
Alabaster, Ala. 35007

Inst # 1998-15917

WITNESS:

Karen McGuire

Grantor

Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen McGuire, A Married Woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of March A.D. 19 98.

Joe Watson
NOTARY PUBLIC

EXHIBIT A

Beginning at the SE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence northerly along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 833.90' to a point on the southerly right of way line of Shelby County Highway No. 12, thence turn 69°34'58" left and run northwesterly along said right of way line 194.15' to a point, thence turn 110°25'02" left and run southerly 896.61' to a point on the south line of same said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence turn 88°25'10" left and run easterly along said south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 182.03' to the point of beginning, containing 3.61 acres, less and except the right of way of the Gas Pipeline.

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