

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

SEND TAX NOTICE TO:

(Name) Randall N. Lawley

(Address) 101 HWY 255 Montevallo, AL 35115

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Eight Thousand and no/100--

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

Inez L. Faulkner, a single woman

John D. Lowery, a single man

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

Randall N. Lawley,

(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

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

\$28,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1998-16045

05/04/1998-16045
11:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

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 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, we have hereunto set our hands(s) and seal(s), this 30th day of April, 19 98

Inez L. Faulkner (Seal)
Inez L. Faulkner
Inez L. Faulkner

John D. Lowery (Seal)
John D. Lowery
John D. Lowery

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 Inez L. Faulkner and John D. Lowery whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, A. D., 19 98

My Commission Expires: 10/16/2000

Notary Public.

Inst # 1998-16045

EXHIBIT "A"
LEGAL DESCRIPTION

The following described land located in the SW 1/4 of the SE 1/4 of Section 34, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows:
Begin at the NE corner of the SW 1/4 of the SE 1/4 of Section 34, Township 21 South, Range 4 West; thence run West along the North line of said 1/4 1/4 for 382.84 feet; thence turn an angle to the left of 83 deg. 04 min. 12 sec. and run Southwest for 1420.92 feet to a point on the Northeast right of way of Shelby County Road 259; thence turn an angle to the left of 53 deg. 35 min. 24 sec. to the tangent of a curve to the right having a central angle of 45 deg. 03 min. 03 sec. and a radius of 119.58 feet; thence run along the arc of said curve along the Northeast right of way for 94.02 feet; thence run along the tangent if extended to said curve along the Northeast right of way for 42.18 feet; thence turn an angle to the left of 89 deg. 20 min. 57 sec. and run East for 125.07 feet; thence turn an angle to the left of 79 deg. 02 min. 42 sec. and run Northeast for 199.62 feet; thence turn an angle to the right of 79 deg. 54 min. 24 sec. and run East for 250.01 feet; thence turn an angle to the left of 87 deg. 51 min. 42 sec. and run North for 200.52 feet; thence turn an angle to the right of 88 deg. 26 min. 13 sec. and run East for 59.80 feet to a point on the East line of the SW 1/4 of the SE 1/4; thence turn an angle to the left of 88 deg. 30 min. 55 sec. and run North along the East line for 1137.98 feet to the point of beginning; being situated in Shelby County, Alabama.

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