

SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Melody Arledge
(Address) 416 East College Street
Columbiana, Ala 35051

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. 1-88
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS:
Shelby COUNTY }

SIXTY NINE THOUSAND AND NO/100

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

Frank I. Owen and wife, Betty S. Owen

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

Melody Arledge

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

Commence at the NW corner of Section 25, Township 21 South, Range 1 West; thence run South along the West line of said Section 25, a distance of 1573.22 feet to a point; thence turn an angle of 103 degrees 26 minutes 48 seconds to the left and run a distance of 576.78 feet; thence turn an angle of 15 degrees 09 minutes 33 seconds to the left and run 834.70 feet to a point on the North 25-foot right of way of Alabama State Highway #25 and the SE corner of the Columbiana Elementary School property; thence turn an angle of 5 degrees 16 minutes to the left and run 63.21 feet to the point of beginning; thence turn an angle of 2 degrees 12 minutes to the left and run a distance of 80.44 feet to a 1-inch rebar (found in place); thence turn an angle of 90 degrees 59 minutes 16 seconds to the left and run a distance of 132.56 feet to a 1-inch rebar (found in place); thence turn an angle of 89 degrees 29 minutes 44 seconds to the left and run a distance of 81.15 feet to a point (reset 1-inch rebar); thence turn an angle of 90 degrees 49 minutes to the left and run a distance of 131.89 feet to the point of beginning. Located in the N 1/2 of NW 1/4 of Section 25, Township 21 South, Range 1 WEST, Shelby County, Alabama. According to the survey of Lewis H. King, Jr., Reg. L.S. #12487, dated May, 25, 1998.

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

\$68,916.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith. Inst # 1998-20126

06/02/1998-20126
10:24 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
9.00

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 29th day of May, 1998.

(Seal)

Frank I. Owen (Seal)

(Seal)

Betty S. Owen (Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, Frank I. Owen and Betty S. Owen, a Notary Public in and for said County, in said State, hereby certify that 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 29th day of May, A. D., 1998

[Signature]
Notary Public.

My Commission Expires: 10/16/2000

Inst # 1998-20126