

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) Janice Clifton

(Address) PO Box 93
Chelsea AL 35043

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

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eleven 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,

W. J. Buckley and wife, Dorothy Buckley

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

Janice Clifton

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

See Exhibit "A" for Legal Description.

Eugene Shaw who had a reservation of life estate interest in timber rights, recorded in deed book 271, Page 215, died on or about March 1977.

\$9,000.00 of the above recited purchase was paid from a purchase money mortgage recorded simultaneously herewith.

Inst # 1998-22053

06/15/1998-22053
08:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 13.00

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 June day of June, 1998.

(Seal)

(Seal)

(Seal)

W. J. Buckley (Seal)
W. J. Buckley

Dorothy I. Buckley (Seal)
Dorothy Buckley

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 W. J. Buckley and Dorothy Buckley whose name s 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 11th day of June A. D., 1998.

My Commission Expires: 10/16/2000

Notary Public.

Inst # 1998-22053

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 1, Township 19 South, Range 1 West; thence run Westerly along the South line thereof for 1159.40 feet; thence 89 deg. 36 min. right run Northerly 420.0 feet; thence 89 deg. 39 min. 36 sec. left run Westerly 210.0 feet to the West line of said 1/4-1/4 section; thence 89 deg. 39 min. 36 sec. right run Northerly along said West line 11.35 feet to the Northwest right of way of Shelby County Road #43 and the Point of Beginning; thence continue last described course for 249.85 feet to the NW corner of the S 1/2 of said 1/4-1/4 section; thence 90 deg. 20 min. 24 sec. right run Easterly 247.87 feet to the Northwesterly right of way of said County Road #43; thence 134 deg. 36 min. 04 sec. right run Southwesterly along said right of way for 350.90 feet to the point of beginning.

LESS AND EXCEPT any part of subject property lying within the fenced in cemetery plot, described as follows:

Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 1, Township 19 South, Range 1 West; thence run Westerly along the South line thereof for 1159.40 feet; thence 89 deg. 36 min. right run Northerly 420.0 feet; thence 89 deg. 39 min. 36 sec. left run Westerly 210.0 feet to the west line of said 1/4-1/4 Section; thence 89 deg. 39 min. 36 sec. right run Northerly along said West line 11.35 feet to the Northwest right of way of Shelby County Road #43; thence continue last described course for 249.85 feet to the NW corner of the S 1/2 of said 1/4-1/4 Section; thence 90 deg. 20 min. 24 sec. right run Easterly for 129.32 feet to the Point of Beginning; thence continue last described course for 39.72 feet; thence 64 deg. 08 min. 22 sec. right run 37.97 feet; thence 80 deg. 37 min. 38 sec. right run 34.06 feet; thence 71 deg. 03 min. 57 sec. right run 40.01 feet; thence 61 deg. 36 min. 16 sec. right run 30.65 feet to the Point of Beginning.

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DDE NCD 13.00