

THIS INSTRUMENT PREPARED BY:
ELIZABETH S. PARSONS
Blair and Parsons
1711 Cogswell Avenue
Pell City, Alabama 35125

Send Tax Notice To:
ANITA LYNN REYNOLDS
12561 Co. Hwy. 43
Vandiver, AL 35174

WARRANTY DEED

NO TITLE EXAMINATION PERFORMED BY PREPARER.
DESCRIPTION FURNISHED BY GRANTOR.

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN (\$10.00) Dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, DEBRA S. HOUSTON, A SINGLE WOMAN (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto ANITA LYNN REYNOLDS, (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY COUNTY Alabama, to-wit:

A PARCEL SITUATED PARTLY IN THE NW 1/4 OF THE SE 1/4 AND PARTLY IN THE SW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 18 SOUTH, RANGE 1 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION AND RUN N 0 DEG. 45' 25" E ALONG THE WEST LINE OF SAID 1/4-1/4 189.15 FEET; THENCE RUN N 89 DEG. 58' 04" E 560.08 FEET TO THE POINT OF BEGINNING; THENCE, RUN S 70 DEG. 18' 16" E 276.66 FEET; THENCE, RUN S 19 DEG. 57' 07" E 23.47 FEET TO THE NORTHERLY ROW OF SHELBY COUNTY ROAD NO. 43; THENCE, RUN S 47 DEG. 39' 10" W ALONG SAID ROW 304.96 FEET; THENCE, RUN N 77 DEG. 46' 11" W 342.37 FEET; THENCE, RUN N 49 DEG. 35' 13" E 382.86 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 12 FEET INGRESS-EGRESS EASEMENT ALONG THE EXISTING CHERT DRIVEWAY, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 18 SOUTH, RANGE 1 EAST AND RUN N 0 DEG. 45' 25" E ALONG THE WEST LINE OF SAID 1/4-1/4 189.15 FEET; THENCE, RUN N 89 DEG. 58' 04" E 560.08 FEET; THENCE, RUN S 49 DEG. 35' 13" W 20.97 FEET TO THE POINT OF BEGINNING, SAID CENTERLINE BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 64.84 FEET AND A DELTA OF 32 DEG. 29' 00"; THENCE, TURN LEFT AND RUN ALONG SAID CURVE 36.76 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A RADIUS OF 73.53 FEET AND A DELTA OF 33 DEG. 06' 50"; THENCE, RUN ALONG SAID CURVE 42.49 FEET TO THE PT OF SAID CURVE; THENCE, RUN S 78 DEG. 12' 33" E ALONG SAID CENTERLINE 135.81 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 116.69 FEET AND A DELTA OF 42 DEG. 36' 08"; THENCE, RUN ALONG SAID CURVE 86.79 FEET TO THE NORTHERLY ROW OF SHELBY COUNTY ROAD NO. 43 AND THE END OF SAID EASEMENT.

ALL ACCORDING TO THE SURVEY DATED AUGUST 20, 1997 BY CARL G. MOORE, LS NO. 10096.

DEBRA S. HOUSTON IS ONE AND THE SAME PERSON AS DEBRA H. MOONEY.

10:36 AM
SHELBY COUNTY JUDGE OF PROBATE
ONE MO
DEBRA S. HOUSTON
10096
CERTIFIED

Inst # 1998-22149

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.

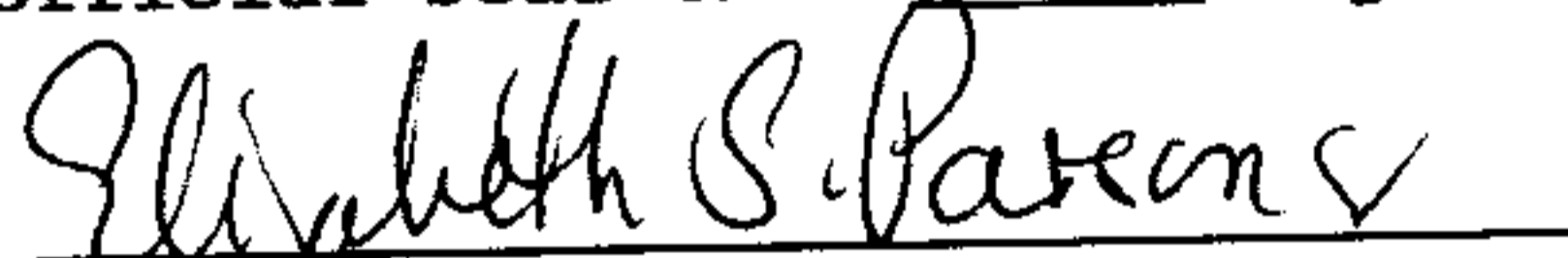
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 30th day of April, 1998.


DEBRA S. HOUSTON

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DEBRA S. HOUSTON, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 1998.


Notary Public

(F:\CLOSING\WORD\0466-98K)

Inst # 1998-22149

06/15/1998-22149
10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 24.00