

## STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Five Hundred Dollars (\$500.00) in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto Roby L. Bedford, hereinafter Grantee, the following described real estate situated in Shelby County, State of Alabama, to wit:

### PARCEL I

Lot 2, according to the Survey of Nevinshire Village, as recorded in Map Book 11, Page 29, in the Office of the Judge of Probate of Shelby County, Alabama. Less and except that part of Lot 2 excepted in Real Volume 142, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama.

### PARCEL II

A part of Lot 3, Nevinshire Village, as recorded in Map Book 11, Page 29, in the Office of the Judge of Probate of Shelby County, being more particularly described as follows: Commence at the SW Corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 7, Township 19 South, Range 1 West and run in an easterly direction along the southerly line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section line for a distance of 404.04 feet to the southeasterly corner of the aforesaid Lot 3, thence 56 degrees 33 minutes to the left and run in a northeasterly direction along the easterly line of said Lot 3 for a distance of 161.70 feet to the point of beginning; thence continue along the last stated course for a distance of 100.00 feet to a point; thence 150 degrees 00 minutes to the left in a Southwesterly direction for a distance of 15.00 feet to a point; thence 30 degrees 00 minutes to the left and run in a Southwesterly direction and parallel to the easterly line of said Lot 3 for a distance of 60.00 feet to a point; thence 15 degrees 31 minutes 07 seconds to the left and run in a Southwesterly direction for a distance of 28.03 feet to the point of beginning.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD the above described property unto the Grantee and unto his heirs and assigns forever, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. This deed is granted pursuant to the divorce between the Grantor and the Grantee in Jefferson County, Alabama, Case No. DR 96 1308 RAF.

IN WITNESS WHEREOF, the undersigned hereto sets her hand and seal this the 2 day of July, 1998.

Rebecca A. Bedford  
Rebecca A. Bedford, an unmarried woman

07/02/1998-24912  
12:34 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 11.50

Inst # 1998-24912

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County and State, hereby certify that Rebecca A. Bedford, 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 the conveyance, she executed the same voluntarily.

GIVEN under my hand and seal this the 2 day of July, 1998.

Alan C. Russell  
Notary Public

My Commission Expires 11-19-2001.

This instrument prepared by:

Lee Borden  
Alabama Family Law Center  
3280 Morgan Drive  
Birmingham, AL 35216  
(205) 979-6960

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