

WARRANTY DEED

This instrument was prepared by
 Steven R. Sears, attorney
 655 Main Street, BX Four
 Montevallo, AL 35115+0004
 telephone: 665-1211
 without benefit of title evidence.

Please send tax notices to:

Shelby County Habitat for Humanity, Inc
 BX 88
 Montevallo, AL 35115

State of Alabama)
 County of Shelby)

Know all men by these presents, that in consideration of twenty five thousand dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Foster Dove and wife Ellis Grey Dove, of Co 10, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Shelby County Habitat for Humanity, Inc of BX 88, Montevallo, AL 35115 (herein referred to as grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NW $\frac{1}{4}$, §20, Twp 22S, R3W, Shelby County, Alabama, being more particularly described as follows:

Begin at the NE corner of Lot 5 of Bonnie Green Homesteads Subdivision as recorded in Map Book 12, Page 52, in the office of the Judge of Probate of Shelby County, Alabama, and run southeasterly along the NE line of said Lot 5 135.78 feet to the NW corner of Lot 6 of said subdivision; thence turn left $03^{\circ}14'09''$ and run southeasterly along the NE line of said Lot 6 364.54 feet; thence leaving said lot line, turn left $38^{\circ}58'25''$ and run southeasterly 68.18 feet to a point on the southwesterly right-of-way line of Dogwood Road (Shelby County Highway 17) (right-of-way width varies); thence turn left $108^{\circ}33'10''$ and run northwesterly along said southwesterly right-of-way line 340.41 feet to a point on a tangent curve to the right having a central angle of $05^{\circ}37'42''$, a radius of 1185.92 feet, and a chord of 116.45 feet which forms a deflection angle to the right from chord to chord from the previously described course of $02^{\circ}48'51''$; thence continue northwesterly along said southwesterly right-of-way line and along the arc of said curve 116.5 feet; thence leaving said southwesterly right-of-way line, turn left $94^{\circ}22'01''$ and run southwesterly 332.52 feet to the point of beginning. Containing $\pm 87,120$ square feet (or ± 2 acres).

According to a survey dated 29 June 1998 by Robert J Black, Alabama Registered Professional Land Surveyor 17268.

07/02/1998-25043
 03:53 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 36.00

Inst # 1998-25043

Source of title: A warranty deed from Maxwell D Harper and Myrtle Jeanette Harper to Foster Dove and Ellis Grey Dove, jointly, grantors herein, executed and recorded on 26 October 1972 in deed book 277, page 14, in the Shelby County Probate Office.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, its assigns and successors, forever.

Foster Dove and Ellis Grey Dove do for themselves and for their administrators, heirs, and successors covenant with the said grantee, its assigns and successors, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantee, its assigns and successors forever, against the lawful claims of all persons.

In witness whereof, we, Foster Dove and wife Ellis Grey Dove have set our hands and seals, this 02 July 1998.

Witness:

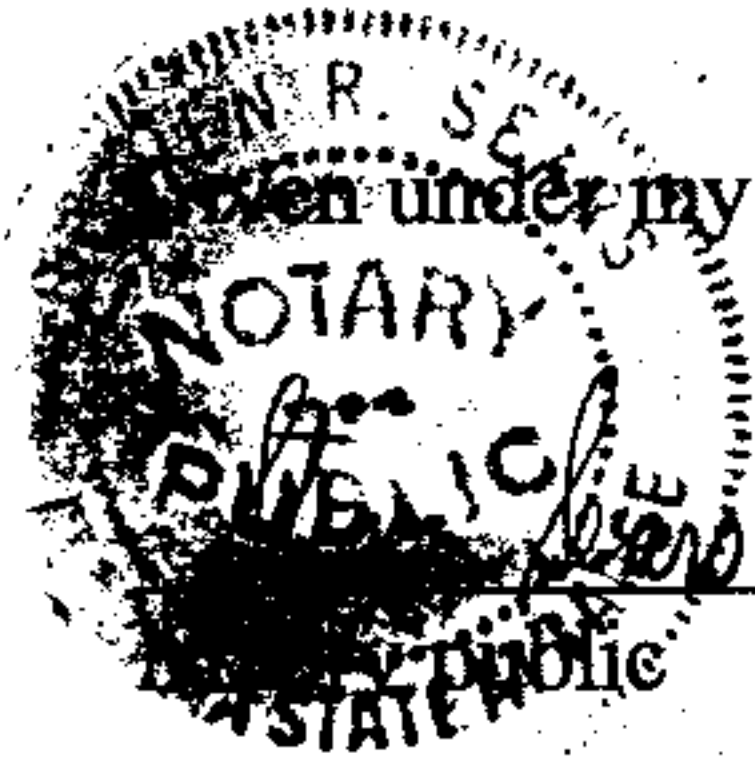
R. A. Sutton

Foster Dove (Seal)
Foster Dove

Ellis Grey Dove (Seal)
Ellis Grey Dove

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Foster Dove and wife Ellis Grey Dove whose names are signed to the foregoing conveyance, and who are (made) 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 02 July 1998.

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03:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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