

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Thousand and no/100-----Dollars

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

HOWARD E. ELLIOTT, an unmarried man

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

CHARLES SHANE SUMNERS and SHERRI J. SUMNERS

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF SUBJECT PROPERTY.

GRANTEES' ADDRESS:

Inst # 1998-26517

07/14/1998-26517
08:11 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
808-463 71.00

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of May, 19 98.

(SEAL)

Howard E. Elliott

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned

a Notary Public in and for said County,

in said State, hereby certify that

Howard E. Elliott, an unmarried man

Whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

day of

May

A.D. 19 98

Notary Public

Exhibit "A"

A part of the NW 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 2 East, more particularly described as follows: Commencing at the NE corner of the NW 1/4 of NE 1/4 of said Section 15, and run south along the East line of said 1/4 - 1/4 section a distance of 21.40 feet to the South right-of-way line of Shelby County Highway No. 85; thence turn an angle of 89 degrees and 23 minutes to the right and run west along the south right-of-way line of said highway a distance of 850 feet; thence turn an angle of 90 degrees and 00 minutes to the left and run a distance of 200 feet along the east line of J.C. Gates lot to the point of beginning of lot herein described; thence continue south a distance of 120 feet to the north right-of-way line of street; then run in a southeasterly direction along the north right-of-way line a distance of 91 feet to a point; then run in an easterly direction a distance of 195 feet to a point; then run in a northerly direction a distance of 150 feet to the Southeast corner of the H.E. Elliott lot; then run west along the south line of said lot a distance of 281.47 feet to the point of beginning. Situated in Shelby County, Alabama.

ALSO, a part of the NW 1/4 of NE 1/4 of Section 15, Township 19 South, Range 2 East, more particularly described as follows: Commencing at the NE corner of the NW 1/4 of NE 1/4 of said Section 15, and run South along the East line of said 1/4-1/4 section a distance of 21.40 feet to the south right of way line of Shelby County Highway No. 83; thence turn an angle of 89 deg. 23 min. to the right and run west along the south right of way line of said highway a distance of 734.08 feet to the point of beginning of lot herein described; thence continue west along the south right of way line of said highway a distance of 115.92 feet; thence turn an angle of 90 deg. 00 min. to the left and run south a distance of 200 feet along East line of J.C. Gates lot; thence turn an angle of 90 deg. 00 min. to the left and run East a distance of 127.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run north a distance of 186.61 feet; thence turn an angle of 39 deg. 37 min. to the left and run a distance of 17.38 feet along the southwest line of Vincent Housing Project land to the point of beginning. Situated in Shelby County, Alabama.

ALSO, commence at the NE corner of the NW 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 2 East; thence run South along the East line of said 1/4-1/4 section a distance of 21.40 feet to the south right of way line of Shelby County Highway No. 83; thence turn an angle of 89 deg. 23 min. to the right and run west along the South right of way line of said highway a distance of 734.08 feet; thence turn an angle of 129 deg. 37 min. to the left and run a distance of 17.38 feet to the point of beginning; thence continue in the same direction a distance of 242.25 feet; thence turn an angle of 129 deg. 37 min. to the right and run a distance of 154.47 feet to the SE corner of Howard Elliott lot; thence turn an angle of 90 deg. 00 min. to the right and run along the east line of said lot a distance of 186.61 feet to the point of beginning. Situated in the NW 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama. Excepted herefrom is all real estate lying East of the West bank of Raley's Branch.

Inst # 1990-24017

07/14/1990-24017
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SHELBY COUNTY CLERK OF PROBATE
JUL 14 1990 71.00