

THIS INSTRUMENT WAS PREPARED BY:

NEIL C. CLAY
ATTORNEY AT LAW
1725 Second Avenue, North
Bessemer, AL 35020
(205) 426-2020

Send Tax Notice To:

\$ 500⁰⁰

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Jackie Ray Nolen** and wife, **Linda Nolen**, (herein referred to as Grantors), grant, bargain, sell and convey unto **Linda Nolen** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A portion of the W 1/2 of the SE 1/4 of Section 24, Township 21 South, Range 3 West and more particularly described as follows: Begin at the SE corner of Section 24, Township 21 South, Range 3 West and run Westerly along the South side of the said section for 2408.51 feet to a point in the centerline of Shelby County Road #12, then turn an angle of 93 degrees 38 minutes 30 seconds to the right and run Northerly along the centerline of the said road for 1328.92 feet to the point of beginning. Then turn an angle of 0 degrees 06 minutes 48 seconds to the right and run 520.00 feet, then turn an angle of 86 degrees 14 minutes 42 seconds to the right and run 420.00 feet, then turn an angle of 93 degrees 45 minutes 18 seconds to the right and run 520.00 feet, then turn an angle of 86 degrees 14 minutes 42 seconds to the right and run 420.00 feet back to the point of beginning. The above described parcel contains 5.00 acres and is subject to the easements and rights of ways of record.

This conveyance is subject to:

1. All advalorem taxes due and payable.
2. Any and all easements, restrictions, limitations or right of ways of record.

The legal description was furnished by the Grantors. No representation is made as to condition of title as no title search has been conducted.

08/06/1998-30105
11:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Inst # 1998-30105

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 3rd day of August, 1998.

Jackie Ray Nolen
Jackie Ray Nolen

Linda Nolen
Linda Nolen

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jackie Ray Nolen** and wife, **Linda Nolen**, whose names 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 the 3rd day of August, 1998.

Mary Ann Carey
Notary Public

Inst # 1998-30105

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