

SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Beverly Rose Templin
(Address)

This instrument was prepared by
(Name) Michael T. Atchison, Attorney at Law
(Address) P.O. Box 822 Columbiana, Al. 35051

1998/26/1998-33348
12:18 PM CERTIFIED

Form 1-1-97 Rev. 1-96
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY

SHELBY COUNTY JUDGE OF PROBATE
001 CRH 9.00
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100 _____dollars

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

T. L. Harmon, Sr. and wife, Rosalie S. Harmon
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Beverly Rose Templin

(herein referred to as grantees, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A part of the NW 1/4 of the NE 1/4 and of the NE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of the NW 1/4 of the NE 1/4 of said section 26 and run North along East line of said 1/4-1/4 section a distance of 364.17 feet to a point on the South margin of Depot Street and the point of beginning; thence turn an angle of 59 degrees 05 minutes to left and run along the South margin of Depot Street a distance of 193.62 feet; thence turn an angle of 1 degree 33 minutes to right and continue along the South margin of Depot Street a distance of 112.76 feet to a point on East right of way line of L & N Railroad; thence turn an angle of 143 degrees 14 minutes to left and run along the East right of way line of said Railroad a distance of 516.33 feet; thence turn an angle of 149 degrees 23 minutes to left and run a distance of 225.86 feet along a ditch; thence turn an angle of 21 degrees 29 minutes to right and run along said ditch 106.28 feet to point on South margin of Depot Street; thence turn an angle of 89 degrees 35 minutes to left and run along the South margin of Depot Street a distance of 18.38 feet to point of beginning.
Situating in town of Columbiana, Shelby County, Alabama.

Subject to restrictions, easements and rights of record.

SHELBY COUNTY JUDGE OF PROBATE
001 CRH 3.00

TO HAVE AND TO HOLD to the said grantees, 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, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 21st day of August, 1998.

T. L. Harmon Sr. (Seal)
T. L. Harmon, Sr.
Rosalie S. Harmon (Seal)
Rosalie S. Harmon (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that T. L. Harmon, Sr. and Rosalie S. Harmon 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of August, 1998 A. D., 1998

Rosa Ann Guba
Notary Public.

1998-33348