

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Jane M. Chambers
(Address) #45 Deep Springs Cir
Puehan, AL 35124

This instrument was prepared by

✓ (Name) _____
✓ (Address) _____

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

09/15/1998-36063

09/15/1998-36063

11:39 AM CERTIFIED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS, THAT _____ JUDGE OF PROBATE

001 CM 31.00

That in consideration of Twenty-two thousand five hundred and no/100-----Dollars

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

Joe B. Wilson

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

Jane M. Chambers

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

PARCEL 4

Commence at the NE corner of the SW¹/₄ of SW¹/₄, Section 23, Township 21 South, Range 1 East; thence South 1 deg. 22 min. 37 sec. East (MB) for a distance of 400.00 feet to a point (iron pin); thence continue South 1 deg. 22 min. 37 sec. East (MB) for a distance of 50.0 feet to a point (iron pin); thence turn an angle of 52 degrees 20 minutes 25 seconds to the right and proceed South 50 deg. 57 min. 48 sec. West (MB) for a distance of 639.50 feet to a point of intersection with the Alabama Power Company 397 foot elevation contour (iron pin); thence proceed Southerly along the said 397 foot contour for a distance of 80 feet, more or less, to the point of beginning, being a point equidistant from the NW corner and SW corner of Grantor's land as described in deed recorded in Real Book 041, page 283, in the Probate Office of Shelby County, Alabama; thence continue Southerly along the said 397 foot contour for a distance of 80 feet, more or less, to the SW corner of Grantors' said land (iron pin); thence proceed North 88 deg. 50 min. East (MB) for a distance of 195 feet; thence turn left and run Northerly to a point in the center of an existing road or drive which is 160 feet Easterly along said centerline from the point of beginning; thence turn left and run Westerly 160 feet along the centerline of said existing road to the point of beginning.

Subject to recorded and unrecorded easements, rights-of-way, and encumbrances.

LESS AND EXCEPT a portion in the NW corner reserved for a park. GRANTEE herein shall not lease or rent said property without prior written consent of GRANTOR.

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 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, I have hereunto set my hands(s) and seal(s), this _____ day of _____, 1998

Melinda Hester (Seal)
Jay Hester (Seal)

(Seal)

Joe B. Wilson (Seal)
Joe B. Wilson (Seal)

(Seal)

09/15/1998-36063

STATE OF ALABAMA

Shelby COUNTY }

General Acknowledgment

11:39 AM CERTIFIED

I, Kathy H. White, a Notary Public in and for said County, in said State, hereby certify that Joe B. Wilson whose name _____ signed to the foregoing conveyance, and who _____ 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 15th day of September, A. D., 1998

Kathy H. White
Notary Public.
Exp. 8-5-01

Inst. # 1998-36063