

THIS INSTRUMENT PREPARED BY:

NAME Walter Lee Stephens  
 ADDRESS P. O. Box 29  
Montevalo, Alabama 35115

Send Tax Notice To:

Robert D. Slaughter237 Ketona Rd.Tarrant AL 35212WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWELVE THOUSAND AND NO/100 DOLLARS

Twelve Thousand and No/100 Dollars (\$12,000.00)  
 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
 or we,

WALTER LEE STEPHENS, A MARRIED MAN

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

ROBERT D. SLAUGHTER, A MARRIED MAN

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

SHELBY

SEE ATTACHED EXHIBIT "A".

This is not nor ever has been the homestead of the Grantor or Grantee.

Inst # 1998-40601

10/16/1998-40601  
 12:46 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
 003 CRH 25.50

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 GRANTEE, 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 GRANTEE, 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 12<sup>th</sup>  
 day of October, 1998

(Seal)

(Seal)

(Seal)

*Walter Lee Stephens*  
 WALTER LEE STEPHENS

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

**EXHIBIT "A"**

Commence at the Southeast corner of the SE 1/4 of the NE 1/4 of Section 7, Township 24 North, Range 13 East; thence run North along the East line of said 1/4-1/4 section 325.51 feet to the point of beginning; thence continue along last described course 318.39 feet; thence turn 133 deg. 32 min. 57 sec. left and run 36.60 feet; thence turn 5 deg. 07 min. 20 sec. right and run 96.45 feet; thence turn 21 deg. 45 min. 01 sec. right and run 106.31 feet; thence turn 17 deg. 07 min. 26 sec. left and run 51.98 feet; thence turn 6 deg. 30 min. 05 sec. left and run 37.58 feet; thence turn 16 deg. 01 min. 05 sec. left and run 79.08 feet; thence turn 15 deg. 28 min. 53 sec. left and run 53.37 feet; thence turn 11 deg. 07 min. 13 sec. left and run 38.27 feet; thence turn 96 deg. 44 min. 04 sec. left and run 333.82 feet to the point of beginning; being situated in Shelby County, Alabama.

**GRANTOR ALSO HEREBY CONVEYS UNTO THE GRANTEE HEREIN, AN EASEMENT APPURTENANT DESCRIBED AS FOLLOWS:**

From the SW corner of the real estate hereinabove described, as the point of beginning, run Westerly, in conjunction with the South line of the above described property for a distance of 30 feet; thence turn left and run Southwesterly along the property line of Grantor to a point which lies 30 feet North of the SE 1/4 of the NE 1/4 of Section 7, Township 24 North, Range 13 East (a portion of said easement way is designated by an existing gravel road); thence from said point, turn right and run in a Westerly direction upon a line which is 30 feet North of said 1/4-1/4 section line to a point which lies 30 feet West of the calculated corner of property owned by the Grantor, pursuant to survey of J. S. Pilkington & Associates, dated November 11, 1993; thence turn in a Southerly direction to the North right-of-way of County Road Number 89, all being located in Shelby County, Alabama. The purpose of this easement way is for ingress and egress to the Grantees within this Deed, and also for the purpose of running utilities for the benefit of Grantees to service said property.

Legal per that certain deed recorded in Inst # 1995-01163 - 01/13/1995-01163, **SUBJECT TO:** Shelby County Probate Office at 10:27 AM

Property taxes for 1995 and subsequent years.

Mineral and mining rights are not insured.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 131 page 238 and Deed 195 page 54 in Probate Office.

Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Real 153 page 546 in Probate Office.

Easement(s) to Water Works Board of the Town of Montevallo as shown by instrument recorded in Deed 177 page 317 in Probate Office.

I, **THE UNDERSIGNED** ..... a Notary Public in and for said County, in said State,  
hereby certify that **Walter Lee Stephens**  
whose name **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 **12<sup>th</sup>** day of **October** ..... A. D., 19**98**

PM#ATC-2

*Betty McDee*

Notary Public.

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