

This instrument was prepared by:

Conwill & Justice
P.O. Box 557 Columbiana, Alabama 35051

✓ Grantee's address:
3215 Chelsea Road
Columbiana, AL 35051

WARRANTY DEED

10/29/1998-42658
03:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 14.50

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned A. W. Bell and Lura Bell, also known as Lura M. Bell and Lura L. Bell, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Lura Bell (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Parcel 1

Commence at the Southwest corner of the NE 1/4 of the SW 1/4, Section 2, Township 21 South, Range 1 West; thence run Easterly along the South boundary of said 1/4 1/4 for 143.53 feet to the point of intersection of the West right of way line of County Highway 47; thence turn an angle of 87 deg. 28 min. 32 sec. to the left and run along said right of way for 166.70 feet; thence continue along said right of way along a curve to the left, having a radius of 2824.79 feet and central angle of 2 deg. 56 min. 50 sec., for an arc distance of 145.30 feet to the point of beginning; thence continue along said right of way along said curve to the left, having a radius of 2824.79 feet and a central angle of 4 deg. 15 min. 34 sec., for an arc distance of 210.00 feet; thence turn an angle of 89 deg. 16 min. 20 sec. to the left, from the tangent to the curve, and run 138.91 feet; thence turn an angle of 23 deg. 38 min. 05 sec. to the left and run 98.34 feet; thence turn an angle of 72 deg. 19 min. 30 sec. to the left and run 156.97 feet; thence turn an angle of 80 deg. 05 min. 09 sec. to the left and run 208.05 feet to the point of beginning. Said parcel is lying in the NE 1/4 of the

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SW 1/4 and the NW 1/4 of the SW 1/4, Section 2, Township 21 South, Range 1 West, and contains 0.99 acre.

Subject to easements, rights-of way, and restrictions of record.

Parcel 2

Also, commence at the NE corner of the NE 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 1 West, Shelby County, Alabama, thence run Westerly along the North line of said quarter-quarter 200.0 feet; thence 96 deg. 55' left and run South-Southeasterly 683.23 feet to a point; thence 98 deg. 01 min. right and run Westerly 990.0 feet to a point on the East right of way line of Shelby County Highway No. 47; thence 83 deg. 27' right and run Northwesterly along said right of way line 30.20 feet to the point of beginning of the property herein described; thence 96 deg. 33' right and run Easterly 652.02 feet to a point; thence 97 deg. 39' left and run Northwesterly 210.0 feet; thence run Westerly to a point on the East right of way line of Shelby County Highway No. 47 which is 210 feet (measured along said right of way line) North or Northwesterly from the point of beginning; thence run Southeasterly along the East right of way line of said highway a distance of 210 feet to the point of beginning according to survey of Joseph E. Conn, Jr. Registered Land Surveyor, dated October 6, 1980.

Subject to easements and rights of way of record. Less and except that portion of the above described property conveyed by deed recorded as Instrument #1997-30802 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

8th ^{October} day of September, 1998.

A. W. Bell
A. W. Bell

Lura Bell
Lura Bell

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. W. Bell and Lura Bell, husband and wife, 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 8th ^{October} day of September, 1998.

William Justice
Notary Public



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