

This instrument was prepared by
(Name) Thelma Dixon
(Address) 1609 Deer Springs Rd
Pelham, Alabama 35124

Send Tax Notice To: Thelma Dixon
1609 Deer Springs Rd
Pelham, Al 35124

WARRANTY DEED

STATE OF ALABAMA KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY

500.00
That in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I Kelly Marie Loebler (herein referred to as grantor), grant, bargain, sell and convey unto Thelma Dixon (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to -wit: All my right, title and interest in : Lot 7, according to the survey of Deer Springs Estates, as recorded in Map Book 5, page 38, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and except the following: A part of Lot 7 of Deer Springs Estates as recorded in Map Book 5, page 38, in the Office of the Probate Judge of Shelby County, Alabama, more particularly as follows: beginning at the northwest corner of said Lot 7 and run thence westerly along the north line of same said Lot 7 a distance of 100.00 feet to a point, thence turn 90 degrees right and run southerly 12.00 feet to a point, thence turn 96 degrees 50 minutes 34 seconds right and run northeasterly a distance of 100.71 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO :

1. Taxes for the year 1999, which are a lien but not yet due and payable until October 1, 1999.
2. Building setback line of 35 feet reserved from Deer Springs Road as shown by plat.
3. Public utility easements as shown by recorded plat including 10 feet on the easterly side of lot.
4. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed 127, page 399 in Probate Office.
5. Mineral and mining rights including rights set out in Deed 291, page 314 in Probate Office.

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SHELBY COUNTY JUDGE OF PROBATE

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(DATE)

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am lawfully seized in fee simple of said premises: that they are free from all encumbrances, unless otherwise noted above: that I have a good right to sel and convey the same as aforesaid: that I will and my 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 hand and seal, this 23rd
Day of October, 1998.

Kelly Marie Loeber (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledge

I, Glenda F. WARREN, a Notary Public in and for said County, in said State, hereby certify that Kelly Marie Loeber, 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 She executed the same voluntarily on the day the name bears date.

Given under my hand and official seal this 10th day of October,
A.D., 1998.

Glenda F. Warren
NOTARY PUBLIC

EXPIRATION DATE MAY 21, 2000

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