

This instrument was prepared by:
(Name) B. CHRISTOPHER BATTLES
(Address) 3150 HIGHWAY 52 WEST
PELHAM, AL 35124

Send Tax Notice to:
(Name) ROBERT FERRELL NOE
(Address) 783 SOUTH HIGHWAY 31
SAGINAW, AL 35137

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of SIXTY NINE THOUSAND AND NO/100-----(\$69,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
W. C. GARRETT, a married man
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto
ROBERT FERRELL NOE, single
(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART HEREOF,
INCORPORATED HEREIN, AND MARKED EXHIBIT "A"

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

\$67,536.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

12/15/1998-49920
11:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.50
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Inst 1998-49920

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 9th
day of December, 19 98.

_____(Seal) W. C. Garrett _____(Seal)
W. C. GARRETT
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA }
SHELBY County } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that W. C. GARRETT, whose name(s) 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 9th day of December, 19 98
2252001 _____
My Commission Expires: Notary Public

EXHIBIT "A"

That part of the NW 1/4 of NE 1/4 of Section 18, Township 21, Range 2 West, described as follows: Commencing at the Southeast corner of said forty acres and run North 2 degrees, 15 minutes, west 793 feet to the point of beginning; thence run South 72 degrees, 10 minutes, west 686 feet to the East right of way line of the Birmingham-Montgomery Highway; thence run North 40 degrees, 30 minutes, west 124.5 feet along the east side of said Highway; thence run North 72 degrees, 10 minutes east 762.6 feet to the east boundary line of said forty acres; thence run south 2 degrees, 15 minutes, east 121.4 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1998-49920

**12/15/1998-49920
11:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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