

This conveyance prepared without the benefit of current survey or title insurance. Attorney makes no representations as to the legal description or title of this property of the property.

Send Tax Notice To:
Don Haney
1695 Burning Tree Drive
Pelham, Alabama 35124

This instrument was prepared by:
James W. Fuhrmeister
Allison, May, Alvis, Fuhrmeister
& Kimbrough, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Twelve Thousand Dollars and 00/100 (\$12,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **GERALD W. BOOTHE, a married man** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **DON HANEY, a married man**, (herein referred to as Grantees, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

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

NOTE: This property does not constitute the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD unto the said Grantee his heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and

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SHELBY COUNTY JUDGE OF PROBATE
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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 hand and seal, this 9 day of December, 1998.

Gerald W. Boothe
Gerald W. Boothe

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gerald W. Boothe, 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 the 9 day of December, 1998.

Kimberly Melton
Notary Public
My Commission Expires: 3-1-99

EXHIBIT A

Certain real property described as Commence at the northwest corner of the SW 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 west, Helena, Shelby County, Alabama and run thence easterly along the north line of said quarter-quarter section a distance of 415.66' to a steel pin corner and the point of beginning of the property being described; Thence continue along last described course 602.00' to a steel pin corner; Thence turn 89 deg. 47 min. 58 sec. right and run southerly a distance of 265.15' to a steel pin corner on the north right of way line of the CSX Railroad Right of Way; Thence turn 75 deg. 11 min. 17 sec. right and run west-southwesterly along said railroad right of way a distance of 149.98' to a steel pin corner; Thence turn 104 deg. 48 min. 43 sec. right and run northerly a distance of 94.00' to a steel pin corner; Thence turn 89 deg. 47 min. 58 sec. left and run westerly a distance of 457.00' to a steel pin corner; Thence turn 89 deg. 47 min. 58 sec. right and run northerly a distance of 210.00' to a point of beginning.

Inst # 1998-49927

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