

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-4204 (205) 669-4291 Fax (205) 669-3130

(Name) Dr. Michael K. Anderson

(Address)

This instrument was prepared by

Michael T. Atchison, Attorney at Law

(Name) P.O. Box 822 Columbiana, Al. 35051

(Address)

Form 1-1-97 Rev. 1-96

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Four Thousand Three hundred forty six dollars and 40/100--

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Robbie T. Green, a single woman

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

Dr. Michael Anderson

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

Begin at the Northwest corner of the Southeast 1/4 of Section 34, Township 21 South, Range 3 West; thence run East along the North line of the SE 1/4 for 1048.30 feet; thence turn on angle to the right of 87 degrees 10 minutes 36 seconds and run South for 1267.03 feet; thence turn on angle to the left of 89 degrees 23 minutes 35 seconds and run East for 252.34 feet; thence turn on angle to the right of 89 degrees 17 minutes 13 seconds and run South for 60.00 feet; thence turn on angle to the right of 90 degrees 42 minutes 47 seconds and run West for 252.49 feet; thence turn on angle to the right of 08 degrees 34 minutes 30 seconds and run Northeast for 1070.71 feet to a point on the West line of the SW 1/4; thence turn on angle to the right of 81 degrees 41 minutes 31 seconds and run North along the West line for 1207.19 feet to the point of beginning.

According to the survey of Steve Gay, Reg. No. 17522, dated November 5, 1998. ALSO a 10 foot right-of-way for ingress, egress and utilities, 30 feet on each side of the following described centerline: Commence at the Southwest corner of Lot 9 of Country Hills Subdivision, Phase I as recorded in map book 11, page 41 in the Office of the Judge of Probate of Shelby County, Alabama; Thence run South along an extension of the West line of said lot 30.13 feet to the centerline of Country Hills Drive, a public road dedicated by said map to the centerline of said right-of-way; and the point of beginning of said right-of-way; Thence turn right 90 deg. 28 min. 04 sec. and run west 115.49 feet to the point of a clockwise curve having a delta angle of 20 deg. 13 min. 19 sec. and a radius of 1098.73 feet; Thence run along the arc of said curve 491.13 feet; Thence continue Northwest and tangent to said curve 330.66 feet to the point of a counter-clockwise curve having a delta angle of 23 deg. 21 min. 28 sec. and a radius of 516.89 feet; Thence run along the arc of said curve 249.86 feet to a point on the West line of Section 34, Township 21 South, Range 3 West; Thence run west, parallel to and 30 feet north of the South line of said Section 34 a distance of 1341.97 feet to a point on the West line of the S.E. 1/4 of the S.E. 1/4 of said Section 34; Thence turn right 87 deg. 46 min. 48 sec. and run North along the West line of the S.E. 1/4 of the S.E. 1/4 and the N.E. 1/4 of the S.E. 1/4 of said Section 34 a distance of 1321.26 feet to the end of said centerline.

1999-00972
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SHELBY COUNTY JUDGE OF PROBATE

5.30

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 31 day of December 1998.

(Seal)

Robbie T. Green (Seal)
Robbie T. Green

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robbie T. Green 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of December 1998 A. D., 19

My Commission Expires February 6, 1999

Notary Public