

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----Dollars

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

Kenneth Simons

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

Mary Rebecca Howell, Kenneth Simons, II and Catherine Simmons

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Tract No. 2

Commence at the SE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Township 19 South, Range 2 East; thence North 0 deg. 04 min. 10 sec. West and run 526.96 feet to the point of beginning; thence continue along last described course 160.0 feet; thence South 89 deg. 55 min. 51 sec. West and run 576.62 feet; thence South 0 deg. 42 min. 21 sec. West and run 197.86 feet to the P.C. of a curve to the left having a central angle of 3 deg. 55 min. 46 sec. and a radius of 1205.66 feet; thence along arc of said curve run 82.69 feet; thence 89 deg. 18 min. 45 sec. East and run 208.0 feet thence North 72 deg. 11 min. 20 sec. East and run 388.05 feet to the point of beginning. Containing 3.2 acres.

The above described property is not part of Grantor's homestead.

Grantee's address:

✓ 966 Greenridge Road
Columbus, Ohio 43235

Inst # 1999-01820

01/14/1999-01820
10:20 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 CRH 9.50

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 said grantee, his, her or 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 stated 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, his, her or their heirs 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 _____ day of _____, 19 99

(SEAL)

Kenneth Simons

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF **ALABAMA**

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that **Kenneth Simons**

a Notary Public in and for said County.

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 **13th** day of _____

A.D. 19 **99**

Notary Public