

This instrument was prepared by

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Send Tax Notice to: GRACE LOWERY

(Name)

(Address)

P.O. Box 54  
Chesley, AL 35043

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY THOUSAND and 00/100-----(\$50,000.00)-----DOLLARS

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

M. E. HALL and wife, MARY E. HALL

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

GRACE LOWERY

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

SHELBY County, Alabama, to-wit:

Commence at the northwest corner of Section 16, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence easterly along the north line of said section 16 a distance of 2,787.72 feet to a point; thence turn a deflection angle of 94 degrees 47 minutes 07 seconds right and run southerly along the easterly right of way line of Highway No. 31 a distance of 132.31 feet to a point marking the intersection of the easterly right of way line of Highway No. 31 and the westerly right of way line of the Louisville & Nashville Railroad right of way and the point of beginning of the property being described; thence continue along last described course a distance of 708.06 feet to the P. C. of a curve to the left; thence turn an angle of 2 degrees 11 minutes 30 seconds left to chord and run southerly along the chord of said curve a chord distance of 76.88 feet to a point; thence turn a deflection angle of 99 degrees 10 minutes 53 seconds left for chord and run easterly a distance of 359.08 feet to a point on the westerly right of way line of said Louisville & Nashville Railroad right of way in a curve to the left; thence turn a deflection angle of 104 degrees 06 minutes 15 seconds left to chord and run northwesterly along the chord of said curve a chord distance of 704.71 feet to the P. T. of said curve; thence turn a deflection angle of 8 degrees 09 minutes 52 seconds left from chord and run northwesterly along said Louisville & Nashville right of way a distance of 93.56 feet to the point of beginning.

**SUBJECT TO:**

- Taxes for 1999 and subsequent years. 1999 ad valorem taxes are a lien but not due and payable until October 1, 1999.
- Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- Permits and rights of way of record, if any.
- 100-foot high line easement to Alabama Power Company.

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 9th day of JANUARY, 19 99

(Seal)

M. E. HALL

(Seal)

(Seal)

MARY E. HALL

(Seal)

(Seal)

(Seal)

01/19/1999-02172  
08:20 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRN 58.50

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority

in said State, hereby certify that M. E. HALL and wife, MARY E. HALL

a Notary Public in and for said County.

whose name(s) are 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, they executed the same voluntarily on the day the same bears date

Given under my hand and official seal, this 9th day of JANUARY, 19 99

My Commission Expires: 9/13/2001

Notary Public