

600545 Brown, William

\$500.00

This instrument was prepared by

PAUL F. MEYERS, II
ATTORNEY AT LAW
2841 MONTGOMERY HIGHWAY
POST OFFICE BOX 645
DOTHAN, ALABAMA 36302

Inst # 1999-03342

01/25/1999-03342
02:07 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 CRH 11.50

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Dollars and other valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged I,

GAIL C. DUNAWAY, married

(herein referred to as Grantor) do grant, bargain, sell, and convey unto

William J. Wade, not in his individual capacity but solely
as Trustee of Mid-State Trust, IV, a Delaware Business Trust,

(herein referred to as Grantee) the following described real estate situated in SHELBY County, Alabama to-wit:

A parcel of land in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run N85°05'03"W, 254.65 feet along the South $\frac{1}{4}$ - $\frac{1}{4}$ line to a point on the North right-of-way of Shelby County Highway #12 (Smokey Road - 70 foot right-of-way); thence run N75°22'58"W, 238.54 feet along said R.O.W.; thence run N01°03'00"W, 401.36 feet; thence run N75°24'32"W, 60.51 feet; thence run N02°26'15"W, 781.28 feet; thence run N81°51'54"W, 172.70 feet to the Northeast corner of Parcel II as described in Deed Book 274, page 83 and the Point of Beginning; thence continue last course 30.30 feet; thence run S03°00'12"E, 160.00 feet to the Northeast corner of Parcel I as described in Deed Book 274, page 83 (said point also being the Northwest corner of a 30 foot right-of-way described in said deed), thence run S84°51'54"E, 30.30 feet (said point being the

RETURN TO
JIM WALTER HOMES, INC.
ATT: LILIAN P. PANGANIBAN
P.O. BOX 31601
TAMPA, FL 33631-3601

Northeast corner of aforementioned 30 foot right-of-way), thence run N03°00'12"W, 160.00 feet along the East side of said Parcel II a distance of 160.00 feet to the Point of Beginning; together with all of the rights and privileges of the 30 foot right of way described in Deed Book 274, page 83, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Grantor reserves right of way over deeded property.

TO HAVE AND TO HOLD UNTO THE SAID GRANTEE, its successors and assigns. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of January 1999.

Gail C. Dunaway
GAIL C. DUNAWAY
Inst # 1999-03342

STATE OF ALABAMA
Shelby COUNTY

01/25/1999-03342

02:07 PM CERTIFIED

I, the undersigned authority, a Notary Public in and for ~~SHELBY~~ ^{DALE} COUNTY, in said State, hereby certify that GAIL C. DUNAWAY whose name is ~~signed~~ ^{acknowledged} 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of January 1999.

[Signature]
NOTARY PUBLIC
my comm. expires: 4-24-2001

Grantee's address 

1500 North Dale Mabry
Hwy., Tampa, Florida 33607