

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 649-6204 (205) 649-4291 Fax (205) 649-3130

SEND TAX NOTICE TO:

James Rodney Eaves

(Name)

(Address)

P.O. Box 213
Columbiana Ala 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Thousand and no/100-----

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

Celia Deloris Smith Glenn, a married woman

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

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

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

All of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HER SPOUSE.

Celia Deloris Smith Glenn is the surviving grantee in that certain deed recorded in Deed Book 340, Page 960, in the Probate Office of Shelby County, Alabama; the other grantee, Stevie Charles Smith, having died on or about the 12th day of Feb 1986. (as to Parcel 1)

Celia Deloris Smith Glenn is the sole surviving heir at law of Fred ~~1999-04716~~ died testate on or about the 4th day of May, 1997, but whose will has not been probated.

02/03/1999-04716
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 1995 12.00

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 2nd day of February, 1999.

(Seal)

(Seal)

(Seal)

Celia Deloris Smith Glenn
Celia Deloris Smith Glenn

(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 Celia Deloris Smith Glenn 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, A. D., 1999

My Commission expires: 10/16/2000

[Signature]
Notary Public.

Inst # 1999-04716

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:
Beginning at the Southeast corner of the West half of the NE 1/4 of NW 1/4 of Section 14, Township 21 Range 2 West and run North 210 feet; thence run West 249 feet; thence run in a Southerly direction 217.5 feet to a point 213 feet West of the East boundary line of said West half of the NE 1/4 of NW 1/4 of Section 14, Township 21, Range 2 West; thence continue South to the North boundary line of the Columbiana-Saginaw road to the intersection with the East boundary line of the West half of the SE 1/4 of the NW 1/4 of said Section; thence North along said line to point of beginning.

PARCEL II:
Starting at the Southeast corner of the W 1/2 of the NE 1/4 of NW 1/4 of Section 14, Township 21 South, Range 2 West and run thence North 90 yards for the point of beginning; thence running West 90 yards; thence North 70 yards; thence East 90 yards; thence South 70 yards to the point of beginning, and being in the W 1/2 of the NE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama.

ALSO, Commencing at the SW corner of the NE 1/4 of NW 1/4 of Section 14, Township 21 South, Range 2 West, run thence South 88 degrees 19 minutes East along the South line of said 1/4-1/4 Section a distance of 176.9 feet; thence North 0 degrees 30 minutes West a distance of 210 feet to the point of beginning; thence North 0 degrees 30 minutes West a distance of 270 feet; thence South 88 degrees 19 minutes East a distance of 270 feet; thence South 0 degrees 30 minutes East a distance of 210 feet; thence North 88 degrees 19 minutes West a distance of 210 feet; thence South 0 degrees 30 minutes East a distance of 60 feet; thence North 88 degrees 19 minutes West a distance of 60 feet to the point of beginning. Situated in the NE 1/4 of NW 1/4 of Section 14, Township 21 South, Range 2 West.

ALSO, Commencing at the SW corner of NE 1/4 of SW 1/4 of Section 14, Township 21 South, Range 2 West, run thence South 88 degrees 19 minutes East along the South line of said 1/4-1/4 Section a distance of 236.9 feet; thence North 0 degrees 30 minutes West a distance of 210 feet to point of beginning; thence North 0 degrees 30 minutes West a distance of 60 feet; thence South 88 degrees 19 minutes East a distance of 420 feet; thence South 0 degrees 30 minutes East a distance of 60 feet; thence North 88 degrees 19 minutes West a distance of 420 feet to the point of beginning. Situated in the NE 1/4 of NW 1/4 of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama.

LESS AND EXCEPT that portion conveyed to Gene Arnold and wife, Betty Arnold, as shown in deed recorded in Real Record 337, Page 380, in Probate Office.

Inst # 1999-04716

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SHELBY COUNTY JUDGE OF PROBATE
CDE MNS 12.00