

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

This Form Provided By

SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Jane Bryant Powell

(Address) 1542 Timber Dr.
Helena, AL 35080

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. box 822 Columbiana, AL 35051

Form 1-1-87 Rev. 1-84

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred 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,

Jane Bryant Powell, a single woman, and Betty Bryant Tinney, a single woman
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jane Bryant Powell

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

Shelby

PARCEL III

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 33, Township 17 South, Range 1 East; thence run Northerly along the West line thereof for 303.06 feet; thence 90 degrees 00 minutes right run Easterly for 378.77 feet to the Point of Beginning; thence 31 degrees 41 minutes 16 seconds right run Southeasterly for 230.63 feet to the Northwesterly R/W of Alabama State Highway #25; thence 90 degrees 00 minutes left run Northeasterly along said Highway (the following described courses) for 151.66 feet to a curve to the left (having a radius of 3438.0 feet and a central angle of 2 degrees 53 minutes 54 seconds); thence run along said curve for 173.92 to a curve to the left (having a radius of 129.88 feet and a central angle of 112 degrees 30 minutes 32 seconds); thence run along said curve for 255.05 feet to a curve to the left (having a radius of 310.05 feet and a central angle of 23 degrees 07 minutes 44 seconds); thence run along said curve for 125.16 feet; thence along the tangent of said curve for 101.94 feet to a curve to the right (having a radius of 134.07 feet and a central angle of 17 degrees 19 minutes 41 seconds); thence along said curve for 40.55 feet; thence 90 degrees 00 minutes from tangent of said curve run Southerly for 303.06 feet to the Point of Beginning.

Subject to restrictions, easements and rights of way of record.

Grantors herein are sole surviving heirs at law of Maude Estelle Bryant, who died September 6, 1997. Maude Estelle Bryant left a will. Currently there is no intent to Probate the Will.

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, WE have hereunto set our hands(s) and seal(s), this 4 day of February, 1999.

(Seal)

Jane Bryant Powell
Jane Bryant Powell

(Seal)

(Seal)

Betty Bryant Tinney
Betty Bryant Tinney

(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 Jane Bryant Powell and Betty Bryant Tinney whose names are signed to the foregoing conveyance, and who are 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 4 day of February, A. D. 1999

Notary Public.

1999-05141

02806/1999-05141
09:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JMS