

STATE OF ALABAMA

**WARRANTY DEED**

COUNTY OF SHELBY

500

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One and No/100 (\$1.00) Dollars and other good and valuable consideration to the undersigned, Thomas W. Bell and wife, Louise T. Bell herein referred to as Grantors, in hand paid by Lamar Major Danford herein referred to as Grantee, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Inst # 1999-05237

From the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 19 South, Range 2 East, run South a distance of 121.87 feet to the point of beginning; thence, continue in a straight line a distance of 308.51 feet; thence, left 136 deg. 29' 00" a distance of 378.28 feet; thence left 89 deg. 41' 55" a distance of 211.06 feet; thence left 90 deg. 00' 00" a distance of 156.25 feet to the point of beginning. Said property contains 1.3 acres more or less, less and except a 20 feet wide easement for ingress and egress that lies in the South 20 feet of Lot 3. This property does not lie within a special flood hazard zone according to the Federal Rate Map NO. 010190-0060B.

This deed is conveyed to correct the description on that certain deed dated December 7, 1990 and filed in Book 332 at Page 827 in the Office of the Judge of Probate of Shelby County, Alabama.

Deed prepared without title search by the Preparer.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals this the 5 day of February, 1999.

Thomas W. Bell  
Thomas W. Bell  
Louise T. Bell  
Louise T. Bell

STATE OF ALABAMA,  
SHELBY COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Thomas W. Bell and wife, Louise T. Bell whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5<sup>th</sup> day of February 1999.

Linda Place  
NOTARY PUBLIC  
My Commission Expires:

MY COMMISSION EXPIRES AUG. 20, 2007

This document prepared by:  
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Attorney-at-Law  
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P. O. Drawer 305  
Childersburg, Alabama 35044

02/08/1999-05237  
09:05 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CSM 9.00