

THIS INSTRUMENT WAS PREPARED BY
✓ Adrian D. Tyler
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Birmingham, AL 35203
(205) 328-8141

SEND TAX NOTICE TO

Angela Brothers

TAX PARCEL#

part of 10-4-17-c-99-018

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 9th day of February, 1999, by Helen Crow Mills as Trustee under Declaration of Trust dated December 1, 1964 FBO Allison Crow Mills and Helen Carolyn Mills, and by the beneficiaries of that trust, Allison Crow Alexander f/k/a as Allison Crow Mills (a single woman), and Carolyn Mills Price, f/k/a Helen Carolyn Mills, and her spouse, Goode Price, III (hereinafter referred to as the "Grantors"), to Angela Brothers (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of ONE DOLLAR AND NO/100 (\$1.00) and other good and valuable consideration, in hand paid by Grantee to Grantors, the receipt and sufficiency of which is hereby acknowledged by Grantors, the Grantors do by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate (the "Subject Property") situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated by reference.

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

Subject Property does not constitute the homestead of any of the Grantors or their spouses.

TO HAVE AND TO HOLD, to the said Grantee, their successors, and assigns forever.

And said Grantors do for themselves, their successors, and assigns, covenant with said Grantee, her successors, and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall warrant and defend the same to the said Grantee, her successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed by the undersigned on this 9th day of February, 1999.

GRANTORS:

Helen Crow Mills

Helen Crow Mills, Trustee
under Declaration of Trust dated 12/1/64
FBO of Allison Crow Mills and Helen Carolyn Mills

Allison Crow Alexander

Allison Crow Alexander f/k/a Allison Crow Mills

Carolyn Mills Price

Carolyn Mills Price, f/k/a Helen Carolyn Mills

Goode Price, III

Goode Price, III


02/09/1999-05593
03:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 1995 84.00

Inst. 1999-05593

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public, in and for said County, in said State, hereby certify that Helen Crow Mills, as Trustee of that Declaration of Trust dated 12/1/64 FBO Allison Crow Mills and Allison Crow Alexander f/k/a Allison Crow Mills and Carolyn Mills Price, f/k/a Helen Carolyn Mills, and her spouse, Goode Price, III, who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily in that capacity on this date.

Given under my hand and official seal, this the 9th day of February, 1999.


NOTARY PUBLIC

Ahrian D. Tyler

My Commission Expires: 10-17-2002

EXHIBIT "A"**PARCEL 1**

Begin at the SE corner of the SE 1/4 of the SW 1/4 of Section 17, Township 19 South, Range 2 West, Shelby County, Alabama; thence run North 88 degrees 56 minutes 52 seconds West in a Westerly direction along the South line of said 1/4 - 1/4 section for a distance of 624.00 feet; thence turn a deflection angle to the right of 90 degrees 00 minutes 00 seconds and run in a Northerly direction for 144.00 feet; thence turn a deflection angle to the right of 90 degrees 00 minutes 00 seconds and run in a Easterly direction for 190.00 feet; thence turn a deflection angle to the left of 24 degrees 16 minutes 23 seconds and run in a Northeasterly direction for a distance of 469.35 feet to a point on the East line of the SE 1/4 of the SW 1/4 of Section 17, Township 19 South, Range 2 West; thence turn a deflection angle to the right of 113 degrees 13 minutes 44 seconds and run in a Southerly direction along the East line of said 1/4 - 1/4 section for a distance of 337.00 feet to the point of beginning.

PARCEL 2

AN EASEMENT FOR INGRESS AND EGRESS more particularly described as follows:

Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 17, Township 19 South, Range 2 West; thence run North 00 degrees 00 minutes 29 seconds East along the East line thereof for a distance of 377.00 feet to the point of beginning of an easement for ingress and egress; from the point of beginning thus obtained, thence continue along the last described course for a distance of 197.99 feet to the point of beginning of a curve to the left, said curve having a central angle of 94 degrees 04 minutes 11 seconds and a radius of 34.61 feet; thence turn an angle to the left of 90 degrees 41 minutes 21 seconds to the tangent of said curve and run in a Southwesterly and Southeasterly direction along the arc of said curve for a distance of 56.82 feet; thence run in a Southeasterly direction along the extended tangent of said curve for a distance of 169.68 feet; thence turn an angle to the left of 108 degrees 28 minutes 12 seconds and run in a Northeasterly direction for a distance of 21.76 feet to the point of beginning.

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