

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fourteen Thousand and NO/100 (\$14,000.00) Dollars and other good and valuable consideration to the undersigned, Jeffrey Wayne Vincent, a single man herein referred to as Grantors, in hand paid by Rebecca Thomas, a single woman 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:

Commence at the Northeast corner of the SE1/4-SW1/4 of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING of herein described parcel of land; thence proceed West along the North boundary line of said 1/4-1/4 section a distance of 498.04 feet, (Deed 453') to a point on a paved road; thence proceed S 56 deg. 28' 56" E along the North side of said paved road for a distance of 590.16 feet (Deed 600' more or less), to the point of intersection of the aforementioned road side with the East line of said 1/4-1/4 section; thence proceed N 1 deg. 03' 27" E along said East line for a distance of 325.94 feet (Deed 324') to the POINT OF BEGINNING of herein described parcel of land.

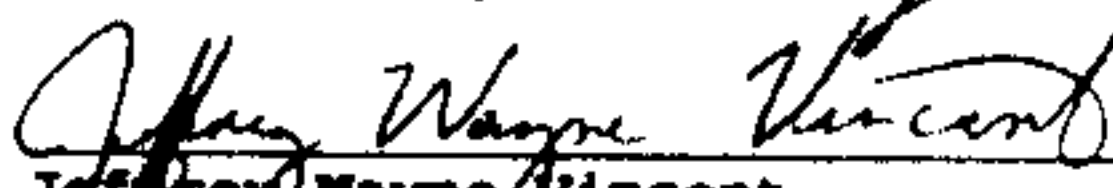
The above described parcel of land is located in the SE1/4-SW1/4 of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama and contains 1.86 acres.

TO HAVE AND TO HOLD unto the said Grantee, her 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, her 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, her 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 26th day of February, 1999.


Jeffrey Wayne Vincent

Inst # 1999-08579

03/02/1999-08579
11:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 25.00

STATE OF ALABAMA,
SHELBY COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Jeffrey Wayne Vincent, a single man whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

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

Judith A. Hammond
NOTARY PUBLIC
My Commission Expires: 9/25/99

This document prepared by:

Gregory S. Graham
Attorney-at-Law
803 3rd St. S. W.
P. O. Drawer 305
Childersburg, Alabama 35044
Please Send Tax Notice To:
Rebecca Thomas
197 Woodland Rd
Hannonsville, AL 35078

Inst # 1999-08579

03/02/1999-08579
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SHELBY COUNTY JUDGE OF PROBATE
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