

WARRANTY DEED

This instrument was prepared by
 Steven R. Sears, attorney
 655 Main Street, BX Four
 Montevallo, AL 35115+0004
 telephone: 665-1211
 without benefit of title evidence.

Inst # 1999-09734

Please send tax notices to:

03/09/1999-09734
 09:53 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 HNS 11.50

✓ Patrick D Thomas
 13545 Hwy 73
 Montevallo, AL 35115

State of Alabama)
 County of Shelby)

Know all men by these presents, that in consideration of love and affection and by way of gift, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **DAVID E THOMAS AND WIFE ANNE B THOMAS**, of 13505 Hwy 73, Montevallo, AL 35115, do grant, bargain, sell, and convey unto **PATRICK D THOMAS AND WIFE STEPHANIE B THOMAS** of 13545 Hwy 73, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, §9, Twp 24N, R12E and run easterly along said $\frac{1}{4}$ § 2750.03 feet; thence turn left 90° and run northerly 210 feet to the point of beginning: Thence continue along the last stated course 281.86 feet to a point on the southerly line of Wilmont Gardens Subdivision, as drawn by H W Cannon in March 1957 and recorded in Map Book 4, page 6, in the office of the Judge of Probate of Shelby County, Alabama; thence turn right 91°19'26" and run easterly along said line 613.06 feet to a point on the westerly right of way line of Shelby County Road 73; thence turn right 107°57'23" and run southwesterly along said right of way line 177.66 feet to a point; thence turn right 70°43'11" and run westerly 167.48 feet; thence turn left 90° and run southerly 100 feet; thence right 90° and run westerly 386.75 feet to the point of beginning. Containing ±140,878.64 square feet or ±3.23 acres.

According to a survey of Robert O. Blain, a registered professional Land Surveyor in the State of Alabama, registration #9789 and dated 08 March 1999.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantees, their heirs and assigns forever.

David E Thomas and wife Anne B Thomas, do for themselves and for their administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we, David E Thomas and wife Anne B Thomas, have set our hands and seals, this 08 March 1999.

Witness:

Steven Sears

David E Thomas (Seal)
David E Thomas

Anne B Thomas (Seal)
Anne B Thomas

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **DAVID E THOMAS AND WIFE ANNE B THOMAS**, whose names are signed to the foregoing conveyance, and who are (made) 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 08 March 1999.

Edna Lee Paul
Notary public

MY COMMISSION EXPIRES OCTOBER 13, 1999

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