

SEND TAX NOTICE TO:

June A. Oates

Inst # 1999-10132

This instrument was prepared by:
VERNON N. SCHMITT, ATTORNEY AT LAW
P. O. BOX 521, LEEDS, AL 35094

Warranty Deed

STATE OF ALABAMA)
SHELBY COUNTY}

KNOW ALL MEN BY THESE PRESENTS,

03/10/1999-10132
01:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HNS 9.00

That, in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, MELVIN J. DOVE, A MARRIED PERSON, (herein referred to as GRANTOR, whether one or more), do grant, bargain, sell, and convey unto JUNE A. OATES, (herein referred to as GRANTEE, whether one or more), my undivided one-half interest in the following described real estate, situate in Shelby County, Alabama, to-wit:

SW corner of SW 1/4 of the SW 1/4, Section 26, Township 17 South, Range 1 East; thence run North along East 1/4 - 1/4 line a distance of 738.00 feet; thence turn 90 degrees 48 minutes right for 331.80 feet to the point of beginning; thence continue along same course for 518.20 feet; thence turn 89 degrees 12 minutes right for 168.0 feet; thence turn 90 degrees 48 minutes right for 497.84 feet to right of way line of a county road; thence turn 93 degrees 55 minutes right for 84.24 feet; thence turn 22 degrees 28 minutes left for 88.68 feet to the point of beginning.

SUBJECT TO:

1. Right of way to Alabama Power Company recorded in Volume 232, Page 75, Volume 244, Page 666, and Volume 248, Page 357, in the Probate Office of Shelby County, Alabama.
2. Right of way to Shelby County recorded in Volume 260, Page 766, and Volume 260, Page 767, in said Probate Office.

The property described herein is not the homestead of the Grantor or the Grantor's spouse.

TO HAVE AND TO HOLD unto 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 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 and seals this 3 day March 1999.

WITNESS:

Christy Earl Isbell

Melvin J. Dove
MELVIN J. DOVE

STATE OF Alabama
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MELVIN J. DOVE, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of March 1999.

My Commission expires
3/5/2001

Margie Dean Isbell
Notary Public

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