

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
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(205) 948-5800
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This instrument was prepared by:
(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:
(Name) Visions Unlimited
(Address) PO BOX 356
Felham, AL 35124

1999-2018

WARRANTY DEED

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS, \$133,097.27

That in consideration of One Hundred Thirty Three Thousand and Ninety Seven and 23/100's DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, John Ferree, a married man (herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

Visions Unlimited (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR OR THE GRANTOR'S SPOUSE AS DEFINED BY THE CODE OF THE STATE OF ALABAMA.

REC-1118
05/13/1999-2018
07:43 AM CERTIFIED
SEAL COUNTY JUDGE OF PROBATE
144.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have good right to sell and 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, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 14th day of April, 19 99

(Seal) John Ferree (Seal)
John Ferree (Seal)
(Seal) (Seal)

STATE OF ~~ALABAMA~~ ARIZONA }
Maricopa County } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Ferree, whose name(s) 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 14th day of April, 19 99



Hedy Kula
Notary Public

EXHIBIT "A"

A parcel of land located in the SW 1/4 of NE 1/4 and the SE 1/4 of NW 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of the SE 1/4 of NW 1/4 of said Section 12; thence North 89 deg. 37 min. 43 sec. East along the South line of said 1/4 1/4 Section a distance of 1091.42 feet (map) to the point of beginning; thence continue along last described course a distance of 434.72 feet to a point on the Westerly right of way line of U. S. Highway No. 31 (200 feet right of way); thence North 25 deg. 07 min. 07 sec. along said right of way line a distance of 496.98 feet to its intersection with the Southerly right of way line of Welborn Street; thence North 89 deg. 38 min. 26 sec. West along said Welborn Street right of way line a distance of 478.62 feet to a point lying on the centerline of abandoned Old Montgomery Highway Right of Way; thence along said centerline of abandoned Right of Way line, South 20 deg. 07 min. 43 sec. West a distance of 485.45 feet to the point of beginning.

Inst # 1999-20118

05/13/1999-20118
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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 144.50