

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Sherry L. Lavender

(Address) 1314 County Rd 315
Columbiana, AL 35051

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Seven Thousand Six Hundred and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Francis J. Givens and wife,
Jeanetta A. Givens
(herein referred to as grantor, whether one or more), bargain, sell and convey unto
Sherry L. Lavender

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

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the SW 1/4 of the SE 1/4 of said Section 4; thence North 25 degrees 55 minutes 16 seconds West for 586.57 feet to the point of beginning; thence left 69 degrees 13 minutes 53 seconds for 319.02 feet; thence left 124 degrees 13 minutes 22 seconds for 325.73 feet; thence left 56 degrees 56 minutes 26 seconds for 331.97 feet; thence left 107 degrees 03 minutes 02 seconds for 68.13 feet; thence left 18 degrees 04 minutes 13 seconds for 246.87 feet; thence right 12 degrees 58 minutes 22 seconds for 71.80 feet; thence left 156 degrees 27 minutes 16 seconds for 67.07 feet to the point of beginning.

According to survey of Ralph E. Chappell, PLS #10549, dated January 17, 1992.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

\$82,100.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1999-22707

06/01/1999-22707
10:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 14.00

TO HAVE AND TO HOLD to 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 GRANTEES, 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 27th
day of May, 1999

(Seal)

Francis J. Givens
Francis J. Givens (Seal)

(Seal)

Jeanetta A. Givens
Jeanetta A. Givens (Seal)

STATE OF ALABAMA

Shelby COUNTY }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Francis J. Givens
and Jeanetta A. Givens, whose name s are are signed to the foregoing conveyance are 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 27th day of May, A.D., 1999

My Commission Expires: 10/16/2000

Mike T. Atchison
Notary Public