

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTOR. *This form provided by* **SEND TAX NOTICE TO:**

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Eason Merrell

P.O. Box 234

(Address) Wilsonville, Alabama 35186

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 Thirty-Five Thousand, Seven Hundred Sixty and no/100----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Clyde McEwen, an unmarried man

(herein referred to as grantor, whether one or more), bargain, sell and convey unto

Eason Merrell

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

06/21/1999-25868
10:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 RMS 9.50

Commence at the SE corner of the NE 1/4 of the SW 1/4 of Section 26, Township 20 South, Range 1 East; thence run Northerly along the East line thereof for 74.47 feet to the Northerly right of way of Shelby County Highway #56 and the point of beginning; thence continue last described course for 639.74 feet to a fence corner; thence 91 degrees 07 minutes 18 minutes left run Westerly along said fence 386.29 feet; thence 88 degrees 43 minutes 20 seconds left run Southerly for 671.90 feet to the Northerly right of way of said Highway #56; thence 89 degrees 42 minutes 10 seconds left run Easterly along said right of way 216.39 feet to a curve to the left (having a radius of 364.44 feet and a central angle of 28 degrees 02 minutes 36 seconds); thence run along said curve and right of way for 178.37 feet to the point of beginning.

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

ALL OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HERewith.

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, I have hereunto set my hand(s) and seal(s), this 21st day of June, 1999.

(Seal)

Clyde McEwen
Clyde McEwen

(Seal)

(Seal)

(Seal)

(Seal)

(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 Clyde McEwen 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 21st day of June, A.D., 1999.

Notary Public

My Commission Expires: 10/10/2000