

WARRANTY DEED (Without Survivorship)**NO TITLE EXAMINATION****STATE OF ALABAMA)****KNOW ALL MEN BY THESE PRESENTS:****SHELBY COUNTY)**

That in consideration of **FIVE HUNDRED DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**
(\$500.00)-----**DOLLARS**

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

KIRK D. COLBURN

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **FUEL L. COLBURN and LILLA BELLE COLBURN, husband and wife**

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

A PART OF LOT 1 OF THE "KIRK D. COLBURN SUBDIVISION" as recorded in Map Book 9, page 72, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described by metes and bounds as follows:

Commence at the Southeast corner of the SE ¼ of the NE ¼ of Section 21, Township 19 south, Range 2 west, Shelby County, Alabama and run thence westerly along the south line of said ¼ - ¼ a distance of 288.19 feet to a steel pin corner and the point of beginning of the property being described; Thence continue along last described course 80.0 feet to a steel pin corner; thence turn 104 degrees 44 minutes 21 seconds right and run northerly 197.48 feet to a steel pin corner; thence turn 7 degrees 31 minutes 16 seconds right and run north-northeasterly 292.22 feet to a steel pin corner on the southwesterly margin of Miller Circle, a public street; thence turn 140 degrees 01 minutes 52 seconds right and run southeasterly along said margin of said street a distance of 65.56 feet to the P.C. of a curve to the left having a central angle of 35 degrees 00 minutes 00 seconds and a radius of 138.74 feet; thence continue along the arc of said curve an arc distance of 84.75 feet to a steel pin corner; thence turn 50 degrees 37 minutes 19 seconds right from chord and run southwesterly 191.29 to a steel pin corner; thence turn 73 degrees 19 minutes 33 seconds right and run westerly 60.0 feet to a steel pin corner; thence turn 74 degrees 00 minutes 00 seconds right and run southwesterly 150.00 feet to the point of beginning, containing 1.0 acre.

Subject to reservations, restrictions and easements of record, if any.

Subject to taxes for the current year.

TO HAVE AND TO HOLD to 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
21 day of June, 19 99

(Seal)



(Seal)

KIRK D. COLBURN

(Seal)

Inst # 1999-26258

(Seal)

(Seal)

**06/24/1999-26258
09:03 AM CERTIFIED**

(Seal)

SHELBY COUNTY JUDGE OF PROBATE

002 NMS

11.50

STATE OF ALABAMA)

General Acknowledgement

SHELBY COUNTY)

Melissa Cook a Notary public in and for said County, in said State, hereby certify that **KIRK D. COLBURN** 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 of June A.D. 19 99

Melissa Cook
Notary Public

My Commission Expires: 06/25/2001

Inst # 1999-26258

06/24/1999-26258
09:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HHS 11.50