

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 649-4204 (205) 649-4291 Fax (205) 649-3130

(Name) WANDA T. COLEMAN

(Address) 9707 CHELSEA ROAD
COLUMBIANA AL 35051

This instrument was prepared by

(Name)

Inst # 1999-27519

(Address)

07/01/1999-27519

08:26 AM CERTIFIED

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

9.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE HUNDRED DOLLARS (\$500.00)

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

or we, FRED AUSTIN AND WIFE GAYLE AUSTIN

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

WANDA T. COLEMAN

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

A parcel of land in the northeast quarter of the southwest quarter of said Section 24, Township 21 South, Range 1 East, being the same land described in a deed to Fred Austin, recorded in instrument number 1993-33843, of the Real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at the southeast corner of the northeast quarter of the southwest quarter of said section 24; thence N 90 degrees west along the south line of said sixteenth section, a distance of 595.84 feet to a square bolt, found, at the point of beginning; thence N 90 degrees west, along said south line a distance of 201.44 feet to a 1/4" rebar, found; at the center of the north end of Pine Hill Drive; thence North 01 degree 19' 25" west, a distance of 100 feet to a 1/4" rebar found; thence North 90 degrees East, a distance of 16 feet; thence N 0 degrees west, a distance of 30 feet to a 1/2" rebar set, with a cap stamped "WHEELER CA0502"; thence north 89 degrees 59' 05" east, a distance of 187.58 feet, to a 1/4" rebar, found; thence south 0 degrees 56' 35" west, a distance of 130.07 feet to the point of beginning. The herein described parcel contains 0.594 acres of land.

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 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 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 30TH day of JUNE, 1999.

Fred Austin (Seal)

Gayle Austin (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, PEARL FARRIS, a Notary Public in and for said County, in said State, hereby certify that FRED AUSTIN AND WIFE GAYLE AUSTIN whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance was executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30TH day of JUNE A. D., 1999

Pearl Farris