

This instrument was prepared by
John Bahakel, Attorney
2131 - 12th Avenue North
Birmingham, AL 35234-2797

Send Tax Notice To:
Wade & Ronda Boothe
488 Fulton Springs Road
Alabaster, AL 35007

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty Thousand Dollars (\$150,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Andrea Lea Fowler, a single woman (herein referred to as Grantor) do, grant, bargain, sell and convey unto Wade Boothe and wife, Ronda R. Boothe (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit

A parcel of land in the Southwest 1/4 in the Northeast 1/4 of Section 14, Township 21 South, Range 3 West, described as follows:

Begin at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 21 South, Range 3 West; thence West along the South line of said Quarter-Quarter Section 832 (X) feet; thence right 88° 16' in a northerly direction 725.00 feet to the point of beginning; thence continue North along same course 135.38 feet; thence right 101° 35' in a southeasterly direction 101.65 feet; thence left 98° 26' in a northerly direction 200.16 feet to the centerline of a public road; said point being in the arc of a curve, turning to the left, having a central angle of 2° 34' a radius of 425.22 feet and a chord of 19.05 feet, said chord forming an angle of 83° 22' to the right from last mentioned course; thence northeasterly along said arc, which is also along said centerline, 19.05 feet; thence northeasterly along the tangent of said arc which is also along said centerline 36.06 feet to the point of beginning of the arc of another curve; turning to the left, having a central angle of 20° 49' a radius of 486.07 feet a chord of 175.63 feet, said arc being tangent to last mentioned course; thence northeasterly along said last mentioned arc, which is also along said centerline 176.60 feet; thence right 104° 57' from last mentioned chord in a southerly direction 375.00 feet; thence right 90° 31' 30" in a westerly direction 327.29 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.

This transaction is subject to easements, restrictions, reservations and encumbrances of record Coal, oil, gas and other mineral interests excepted.

A portion of the purchase price was paid by the execution of a Mortgage and Note.

To have and to hold, to the said Grantee, her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal this 2 day of July, 1999.

Andrea Lea Fowler (Seal)
Andrea Lea Fowler

State of Alabama
Jefferson County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Andrea Lea Fowler, 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, she, executed the same voluntarily on the day the same bears date

Given under my hand and official seal, this the 2 day of July, 1999.

John Bell
Notary Public

My Commission Expires: 9-18-2000

Inst # 1999-27997

07/06/1999-27997
08:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NMS 38.50