

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

1999-28041
10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
11:50

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That I, RONALD E. HOWARD, a married man, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto DONNA M. HOWARD, the following described real estate, to-wit:

Begin at the Northeast corner of SE1/4 of SW1/4 of Section 28, Township 21 South, Range 4 West and run West along the North line of said forty 507.5 feet to the point of beginning; thence continue West along said forty line a distance of 630 feet to a point 210 feet East of the Northwest corner of said forty; thence run South a distance of 210 feet; thence run West a distance of 210 feet to the West line of said forty; thence run South along the West line of said forty a distance of 255 feet to an iron stake on the South bank of a branch; thence run in a Northeasterly direction 655 feet to an iron stake; thence run North 32 feet to an iron stake; thence run East 225 feet to the South side of the Old Montevallo and Tuscaloosa road; thence run in a Northwesterly direction 15 feet along the South side of said road; thence run North 200 feet to the point of beginning, containing 5 acres, more or less, located in SE1/4 of SW1/4, Section 28, Township 21 South, Range 4 West, together with all improvements located thereon. LESS AND EXCEPT the following described tracts of land: A part of the N1/2 of the SE1/4 of SW1/4 of Section 28, Township 21 South, Range 4 West, described as follows: Commence at the NW corner of the SE 1/4 of SW1/4 of said Section 28 and run South along West line of said 1/4-1/4-Section a distance of 465.00 feet to a point; thence continue in same direction along West line of said 1/4-1/4 Section a distance of 196.12 feet to the SW corner of the N1/2 of SE1/4 of SW1/4; thence turn an angle of 89 degrees 39 minutes 30 seconds to the left and run East along South line of the N1/2 of SE1/4 of SW1/4 a distance of 842.80 feet; thence turn an angle of 99 degrees 56 minutes 45 seconds to left and run a distance of 96.90 feet; thence turn an angle of 99 degrees 06 minutes 15 seconds to right and run a distance of 162.78 feet to West ROW of County Highway #10; thence turn an angle of 94 degrees 46 minutes to left and run a distance of 180.13 feet to a point on the West ROW of said Highway; thence turn an angle of 19 degrees 14 minutes to left and run a distance of 192.44 feet to the point of beginning of the property herein conveyed, which said point is on West ROW line of said Highway; thence turn an angle of 65 degrees 10 minutes 15 seconds to left and run a distance of 284.10 feet; thence turn an angle of 90 degrees 19 minutes 45 seconds to left and run a distance of 32.00 feet; thence turn an angle of 70 degrees 11 minutes to right and run a distance of 647.39 feet to a point on the West boundary of said 1/4-1/4 Section; thence turn to right and run in a Northerly direction along the Western boundary of said 1/4-1/4 Section a distance of 255 feet to a point; thence turn an angle of 90 degrees to right and run parallel with the Northern boundary of said 1/4-1/4 Section a distance of 210 feet to a point; thence run to a point which is located on the West ROW of said highway and which point is, running along said ROW a distance of 210 feet in a Northwesterly direction above the point of beginning of the property herein conveyed; thence turn to right and run along the West ROW of said Highway a distance of 210 feet to the point of beginning of the property herein conveyed.

Situated in Shelby County, Alabama.

The above described property does not constitute any part of the homestead of the grantor or his/her spouse.

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Subject to taxes for the current year, easements of record, easements as located and restrictions of record, if any.

Grantee's Address:

Rt 2 Box 210-8
Sylva, N.C. 28779

TO HAVE AND TO HOLD unto the said DONNA M. HOWARD, her heirs and assigns, forever.

And I do for myself and for my heirs, executors and administrators covenant with the said DONNA M. HOWARD, her heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances except as stated above; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of May, 1994.

Ronald E. Howard
RONALD E. HOWARD

STATE OF ALABAMA

CALHOUN COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that RONALD E. HOWARD, 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 seal this the 3rd day of May, 1994.

Beverly D. Kirby
Notary Public

MY COMMISSION EXPIRES 9-16-96

(SEAL)

THIS INSTRUMENT WAS PREPARED BY:

BOLT, ISOM, JACKSON & BAILEY, P.C.
ATTORNEYS AT LAW
822 Leighton Avenue - P. O. Box 2066
Anniston, Alabama 36202

Inst # 1999-28041

MDR:slr

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