

GENERAL WARRENTY DEED

This Instrument Was Prepared By:

✓ J.E. Mudd
P.O. Box 235
Vincnet, Al 35178

SEND TAX NOTICE TO:

Harold Miller
425 Hwy 467
Vincent, Al 35178

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Ninety- Eight Thousand Dollars (\$98,000) to the undersigned grantor or grantors, Harold Miller, and Julia Faye Miller, husband and wife (herein referred to as GRANTORS) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto James B. Livingston , a married man, , (herein referred to as GRANTEE), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Schedule A

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

AND said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, that is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, against the lawful claims of all persons.

Inst # 1999-30259

07/20/1999-30259
09:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 14.50

IN WITNESS WHEREOF, Harold Miller and Julia Faye Miller, husband and wife, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of July, 1999.

Harold Miller Julia Faye Miller

STATE OF ALABAMA)
COUNTY OF Cherokee)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Harold Miller 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.

Given under my hand and official seal, this the 16th day of July, 1999.

Maugh
Notary Public

My Commission Expires: 10/06/02

Description to-wit:

SCHEDULE "A"

From the Northwest corner of the SE1/4-SE1/4 of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama, thence S 2°42'47"W along the West boundary of said SE1/4-SE1/4 for 60.06 feet to a point on the South boundary of a County Dirt Road (R/W 60'); thence S 88°15'05"E along said road boundary for 516.67 feet to a point in the center of a 20 foot easement; thence S 4°42'40"W along the center of said easement for 617.53 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING proceed S 2°42'20"W for a distance of 396.61 feet; thence N 87°17'40"W 330.04 feet; thence N 2°42'20"E parallel to the East boundary for 396.61 feet; thence S 87°17'40"E parallel to the South boundary for 330.04 feet, back to the POINT OF BEGINNING, containing 3.00 acres.

ALSO, for Ingress and egress to the above described parcel of land an easement 20 feet in width being more particularly described as follows: From the Northwest corner of the SE1/4-SE1/4 of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama, thence S 2°42'47"W along the West boundary of said SE1/4-SE1/4 for 60.06 feet to a point on the South boundary of a County Dirt Road (R/W 60'); thence S 88°15'05"E along said road boundary for 516.67 feet to the point of intersection with the South boundary of said road and the Center of the aforementioned 20 foot easement, said point being the POINT OF BEGINNING of herein described 20 foot easement; thence from said POINT OF BEGINNING proceed along the Center of said easement, (the right-of-way of said easement being 10 feet each side of the following described line); thence S 4°42'40"W along the Center of said easement for 617.53 feet to the POINT OF TERMINATION of said 20 foot easement.

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