

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**

(Name) Rachel M. Garrett

(Address) 6676 Old Hwy 280

Stevett Ala. 35147

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

**WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas**

**STATE OF ALABAMA**

**Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of Seventeen Thousand and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Larry W. Carver and wife, Ila Jean Carver**

(herein referred to as grantor, whether one or more), bargain, sell and convey unto **Rachel M. Garrett**

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

Inst # 1999-32018

08/02/1999-32018  
09:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
10.50

Commencing at the Northeast corner of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 38 minutes 30 seconds West along the North boundary line of said Section 30, Township 19 South, Range 1 East, a distance of 1330.88 feet; thence South 0 degrees 01 minute 04 seconds East, a distance of 428.88 feet to the point of beginning; thence continuing South along said line, a distance of 200.00 feet; thence South 89 degrees 58 minutes 56 seconds West, a distance of 150.00 feet; thence North 0 degrees 01 minute 04 seconds West, a distance of 200.00 feet; thence North 89 degrees 58 minutes 56 seconds East a distance of 150.00 feet to the point of beginning.

**A 50-FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES**

Commencing at the Northeast corner of Section 30, Township 19 South, Range 1 East; thence North 89 degrees 38 minutes 30 seconds West, a distance of 1330.88 feet; thence South 0 degrees 01 minute 04 seconds East, a distance of 628.88 feet; thence South 89 degrees 58 minutes 56 seconds West a distance of 150.00 feet; thence North 0 degrees 01 minute 04 seconds West, a distance of 28.64 feet to the point of beginning of the center line of a 50 foot wide easement for ingress, egress and utilities; thence South 68 degrees 32 minutes 39 seconds West a distance of 99.64 feet; thence South 22 degrees 34 minutes 49 seconds West, a distance of 129.93; thence South 47 degrees 03 minutes 26 seconds West, a distance of 116.43 feet; thence South 72 degrees 07 minutes 02 seconds West a distance of 157.88 feet; thence North 82 degrees 08 minutes 08 seconds West, a distance of 109.99 feet; thence South 1 degree 08 minutes 40 seconds West a distance of 381.60 feet to the North right of way line of Shelby County Road No. 280 and the point of ending.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

\$15,300.00 of the above recited purchase price was paid from a mortgage recorded TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. simultaneously herewith.

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, we have hereunto set our hand(s) and seal(s), this 30th

day of July, 1999.

(Seal)

*Larry W. Carver*  
Larry W. Carver

(Seal)

(Seal)

*Ila Jean Carver*  
Ila Jean Carver

(Seal)

(Seal)

**STATE OF ALABAMA**

**Shelby COUNTY**

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Larry W. Carver** and **Ila Jean Carver**, whose names are signed to the foregoing conveyance, are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

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

My Commission Expires: 10/16/2000

Notary Public