

This form provided by

**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) Paul G. Bennett

P. O. Box 1831

(Address) Columbiana, Alabama 35051

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

Form 1-1-97 Rev. 6/96

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

**STATE OF ALABAMA** } **KNOW ALL MEN BY THESE PRESENTS.**  
**SHELBY** **COUNTY** }

That in consideration of Seventy-Six Thousand, Nine Hundred and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Ronald E. Suker and wife, Marjorie Suker

(herein referred to as grantor, whether one or more), bargain, sell and convey unto Inst # 1999-33048  
Paul G. Bennett

(herein referred to as grantee, whether one or more), the following described real estate, situated in 08/06/1999-33048  
County, Alabama, to-wit: 11:32 AM CERTIFIED  
Shelby SHELBY COUNTY JUDGE OF PROBATE  
001 WMS 85.50

Commence at the SW corner of the NW 1/4 of the NE 1/4 of Section 1, Township 24 North, Range 15 East; thence run East along the South line of said 1/4-1/4 for 685.84 feet to the Westerly right of way of Shelby County Hwy. 405; thence 59 degrees 04 minutes left run Northeasterly along said right of way for 572.85 feet to the North line of lot 4B of Dogwood Point Phase II as recorded in Map Book 11, Page 11, in the Probate Office of Shelby County, Alabama, said point being the point of beginning; thence continue last described course for 538.39 feet to the Southerly right of way of Shelby County Hwy. 71 and a curve to the right (having a radius of 693.26 feet); thence 150 degrees 22 minutes 44 seconds left to tangent of said curve run along said curve for 518.02 feet to end of curve; thence continue along said right of way for 206.25 feet; thence 90 degrees 00 minutes left run Southwesterly for 450.71 feet to the North line of said Lot 4B; thence 103 degrees 20 minutes 30 seconds left run 529.18 feet to the point of beginning. According to survey of Thomas E. Simmons, RLS #12945, dated March 20, 1992.

Said property being further described as Lot 1, according to survey of Hawk's Cove, as recorded in Map Book 19, Page 60, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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

**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(S), 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(S), 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 6th

day of August, 1999.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Ronald E. Suker

Marjorie Suker

General Acknowledgement

**STATE OF ALABAMA** }  
**SHELBY** **COUNTY** }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ronald E. Suker and Marjorie Suker, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August, A.D. 1999

Notary Public