

VALUE: _____

SEND TAX NOTICE TO:

Frank C. Ellis, Jr.

P. O. Box 587

Columbiana, Alabama 35051

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

Inst # 1999-35647
08/25/1999-35647
03:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
902 NWS 42.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Thousand Eight Hundred Four and 39/100 Dollars (\$50,804.39) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **City of Columbiana, Alabama**, a municipal corporation (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Frank C. Ellis, Jr.** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL II

Begin at the NW corner of lot 8A of "A Resurvey of Lots 1 Thru 10 to First Addition To Triple Springs Subdivision", as recorded in Map Book 7, Page 39 in the office of the Judge of Probate in Shelby County, Alabama, thence S 88 degrees 38 minutes 04 seconds East a distance of 735.63 feet to the POINT OF BEGINNING; thence continue along said course a distance of 296.25 feet; thence North 0 degrees 32 minutes 00 seconds West a distance of 1028.34 feet to the beginning of a curve to the left having a radius of 193.24 feet, a central angle of 35 degrees 11 minutes 01 seconds and subtended by a chord which bears South 63 degrees 31 minutes 04 seconds West and a chord distance of 116.81 feet, thence along the arc of said curve a distance of 118.66 feet, thence South 45 degrees 55 minutes 33 seconds West a distance of 457.80 feet to the beginning of a curve to the left having a radius of 220.00 feet, a central angle of 14 degrees 57 minutes 16 seconds and subtended by a chord which bears South 33 degrees 26 minutes 56 seconds West and a chord distance of 57.26 feet; thence along the arc of said curve a distance of 57.42 feet; thence South 51 degrees 28 minutes 06 seconds East a distance of 232.68 feet, thence South 41 degrees 42 minutes 53 seconds West a distance of 127.23 feet, thence South 13 degrees 05 minutes 34 seconds East a distance of 375.71 feet to the POINT OF BEGINNING.

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 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, I (we) have hereunto set my hand(s) and seal(s), this 25th day of August, 1999.

ATTEST:

CITY OF COLUMBIANA, ALABAMA

Johnny Farr
Johnny Farr, Mayor Pro Tem

By: Lewis B. Walker (SEAL)
Lewis B. Walker, Mayor

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lewis B. Walker, whose name as Mayor of the City of Columbiana, Alabama, a municipal corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said municipal corporation.

Given under my hand and official seal, this the 25th day of August, 1999.

Paula Head
Notary Public

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SHELBY COUNTY JUDGE OF PROBATE
002 MMS 62.00