

This instrument was prepared by:

Conwill & Justice  
P.O. Box 557 Columbiana, Alabama 35051

Grantee's address:  
3870 Highway 30  
Wilsonville, AL 35186

Inst # 1999-35942

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**

08/26/1999-35942  
02:22 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 13.30

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand Thirty-nine and 62/100 DOLLARS (\$1,039.62) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Peggie Sue McGinnis, ~~W~~ married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Terry Gallups (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

All of my undivided right, title and interest in and to the following described property:

- Commence at the SE corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 31, Township 20 South, Range 2 East; thence run Westerly along the south line thereof for 942.14 feet to the Alabama Power Company Railroad R/W; thence 38° 53' 34" right run Northwesterly along said R/W for 492.27 feet; thence 51° 08' 03" right run Northerly 1010.73 feet to the SW corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 30, Township 20 South, Range 2 East; thence 0° 12' 23" left run Northerly along the west line of last said  $\frac{1}{4}$ - $\frac{1}{4}$  section for 1312.21 feet to the NW corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence 90° 45' 00" right run Easterly along a fence for 1325.32 feet; thence 89° 23' 00" right run Southerly along the east line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for 1304.29 feet to the NE corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 31; thence 0° 04' 00" left run Southerly along the east line of last said  $\frac{1}{4}$ - $\frac{1}{4}$  section for 999.66 feet; thence 89° 55' 33" left run Easterly for 448.91 feet; thence 89° 55' 33" right run Southerly for 315.00 feet to the south line of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 31; thence 90° 04' 27" right run Westerly for 448.91 feet to the Point of Beginning. Containing 81.87 acres, according to survey of Thomas Simmons dated June 29, 1999.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

*27/05/2000 Davis Page*

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

10<sup>th</sup> day of August, 1999.

Peggie Sue McGinnis  
Peggie Sue McGinnis

Aug 10 1999  
Inst # 1999-35942

08/26/1999-35942

08:22 PM CERTIFIED

SEALY COUNTY JUDGE OF PROBATE

13.30

STATE OF Alabama  
Talladega COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggie Sue McGinnis, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of August, 1999.

Didney James Thomas  
Notary Public

3/31/98 - 3/31/2002