

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 649-6204 (205) 649-6291 Fax (205) 649-3130

SEND IAA NOTICE TO:
Carolyn M. Beavers
(Name)

(Address) Rt. 1 Box 103 A
Montevallo, AL 35115

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

Form 1-1-87 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

Inst # 1999-45075

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS, 11/01/1999-45075

01:52 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 C21 9.50

That in consideration of One 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,

James B. Hildreth and wife, Wanda E. Hildreth

(herein referred to as grantor, whether one or more), bargain, sell and convey unto

Carolyn M. Beavers

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

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West; thence run Easterly and along the South line for a distance of 641.86 feet to the point of beginning; thence continue along same line for a distance of 351.89 feet; thence turn 104 degrees 10 minutes to the left for a distance of 160.99 feet; thence turn 72 degrees 51 minutes 50 seconds to the left for a distance of 331.12 feet; thence turn 98 degrees 57 minutes 45 seconds to the left for a distance of 174.20 feet to the point of beginning. Less and except a 15-foot easement along the East line for a roadway.

Also the right of ingress and egress over and along the following described easement: Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West; thence run Easterly and along the South line for 993.75 feet to the point of beginning of subject easement; thence continue in the same direction Easterly a distance of 495.0 feet to the West line of Alabama Highway #119; thence turn left and run Northerly along said right of way 15.0 feet; thence turn left and run Westerly and parallel to the South line for 495.0 feet, more or less, to a point 15 feet North of the point of beginning; thence turn 75 degrees 50 minutes to the right and run Northerly 205.53 feet to a point; thence continue in the same direction Northerly for 19.8 feet; thence turn 73 degrees 34 minutes 55 seconds to the left for a distance of 253.45 feet; thence turn 96 degrees 40 minutes 40 seconds to the left for a distance of 19.6 feet; thence turn 83 degrees 25 minutes 44 seconds to the left for a distance of 241.77 feet to a point which is 15 feet West of the East line of subject easement; thence run right and run in a Southerly direction and parallel with the East line of subject easement a distance of 205.53 feet, more or less, to the South line of said SW 1/4 of NW 1/4; thence East along said South line a distance of 15 feet to the point of beginning.

Situated in Shelby County, Alabama.

This is a corrective deed correcting the legal description shown in deed recorded in Inst. No. 1997-14732 and Inst. #199211991 in Probate Office of Shelby County, Alabama.

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, we have hereunto set our hand(s) and seal(s), this 20th day of October, 1999.

(Seal)

(Seal)

(Seal)

James B. Hildreth (Seal)

Wanda E. Hildreth (Seal)

Wanda E. Hildreth (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 James B. Hildreth and Wanda E. Hildreth, 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 20th day of October, A.D., 1999.

Norma H. Jew
Notary Public

