

SEND TAX NOTICES TO:
HARRY F. WALLS, III
1590 CAHABA RIVER ESTATES
HOOVER, AL 35244

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Seventy-One Thousand Seven Hundred Fifty and no/100 Dollars (\$171,750.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **THOMAS W. FISH, A MARRIED MAN & WAYNE B. WELCH, A MARRIED MAN**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **HARRY F. WALLS, III, HARRY FRIECE WALLS, JR. & NANCY G. WALLS**, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

The property described on Exhibit "A" attached hereto and incorporated herein by this reference.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2000 and subsequent years not yet due and payable.

The property described herein is not the homestead of the grantor nor of the grantor's spouse.

AND THE GRANTOR does for their heirs and executors, successors and assigns, covenant with said Grantee, their heirs and executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs and executors, successors and assigns shall warrant and defend same to said Grantee, their heirs and executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 24th day of November, 1999.


(GRANTOR) Thomas W. Fish


(GRANTOR) Wayne B. Welch

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas W. Fish & Wayne B. Welch, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal, this the 24th day of November, 1999.

NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/11/01

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, AL 35244

Inst # 1999-48374

11/30/1999-48374
10:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 103.00

EXHIBIT "A"

From the Southeast corner of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama proceed North 0 degrees 35 minutes 18 seconds East along the East boundary of said Section 26 and along or near the Center of a County Paved Road for a distance of 1420.63 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING continue North 0 degrees 35 minutes 18 seconds East along said East boundary for a distance of 1222.62 feet to the Northeast corner of the SE $\frac{1}{4}$ of said Section 26; thence proceed along the North boundary of said SE $\frac{1}{4}$ of said Section 26 North 89 degrees 36 minutes 47 seconds West 2647.34 feet to a point on an accepted fence line; thence continue along said fence line South 0 degrees 28 minutes 56 seconds West 1318.97 feet; thence continue along fence line South 89 degrees 48 minutes 23 seconds East 935.55 feet; thence continue along fence line South 89 degrees 56 minutes 03 seconds East 1109.03 feet; thence continue along fence line North 0 degrees 45 minutes 52 seconds East 98.05 feet; thence South 88 degrees 33 minutes 26 seconds east and along said fence 600.13 feet, back to the POINT OF BEGINNING.

ALSO:

From the Northeast corner of the NE $\frac{1}{4}$ -SE $\frac{1}{4}$ of Section 26; Township 19 South, Range 2 East, Shelby County, Alabama, proceed North 89 degrees 36 minutes 47 seconds West along the North boundary of said NE $\frac{1}{4}$ - SE $\frac{1}{4}$ for a distance of 987.25 feet to a point in the Center of a County Paved Road, said point being the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING proceed South 59 degrees 07 minutes 53 seconds East along the Center of said road for 39.16 feet; thence South 84 degrees 27 minutes 14 seconds West 193.21 feet; thence North 89 degrees 36 minutes 18 seconds West 134.76 feet; thence South 78 degrees 05 minutes 00 seconds West 723.82 feet; thence South 0 degrees 28 minutes 55 seconds West 600.00 feet; thence South 25 degrees 06 minutes 21 seconds West 576.31 feet to a point on a accepted fence line; thence North 89 degrees 48 minutes 23 seconds west along said fence line for 419.90 feet to a point at a fence corner; thence North 0 degrees 28 minutes 56 seconds East along said fence line for 1318.97 feet to a point on the North boundary of the NW $\frac{1}{4}$ - SE $\frac{1}{4}$ of the aforementioned Section 26; thence South 89 degrees 36 minutes 47 seconds East along the North boundary of the North one - half of the SE $\frac{1}{4}$ of said Section 26 for 1660.08 feet, back to the POINT OF BEGINNING.

Inst # 1999-48374

11/30/1999-48374
10:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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