

This instrument was prepared by:  
(Name) Roy L. Martin  
(Address) 2205 Hwy. 35  
Pelham, Al. 35124

Send Tax Notice to:  
(Name) Robert A. Savell  
(Address) 1550 Hwy 33  
Pelham, Al. 35124

**WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred thirty-nine thousand Five hundred dollars & no/100  
(139,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Charlotte J. Martin and Roger E. Jones

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

Robert A. Savell

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

**12/01/1999-48438**  
**09:02 AM CERTIFIED**  
**SHELBY COUNTY JUDGE OF PROBATE**  
**001 CJ1 15.30**

A parcel of land situated in the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 18; thence run in an Easterly direction along the south line of said 1/4-1/4 Section 409.08 feet to a point; thence an angle left of 68 degrees 37 minutes and run in a Northeasterly direction 151.52 feet to a point; thence an angle right of 74 degrees 44 minutes and run in a Northeasterly direction 41.31 feet to the Point of Beginning on the East line of Fungo Hollow Road (Co. Road No. 35); thence continue in direction of last described course 216.63 feet; thence an angle left of 69 degrees 02 minutes and run in a Northeasterly direction, 135.42 feet to a point; thence an angle left of 91 degrees 21 minutes 35 seconds and run in a Northwesterly direction 202.28 feet to a point on the East line of Fungo Hollow Road; thence an angle left of 85 degrees 38 minutes 25 seconds and run Southwesterly along said East line 8.75 feet to a point; thence an angle left of 1 degree 06 minutes and continue Southwesterly along said East line 99.62 feet; thence an angle left of 4 degrees 01 minute and continue Southwesterly along said East line 99.90 feet to the Point of Beginning.

Subject to: (1) current taxes (2) covenants, restrictions, conditions, limitations, rights of way and easements of record.

This is not the homestead of the grantors nor of their spouse.

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 22  
day of November, 19 99

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Charlotte J. Martin (Seal)  
Charlotte J. Martin

Roger E. Jones (Seal)  
Roger E. Jones

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

\_\_\_\_\_  
County } General Acknowledgment

I, the undersigned, a Notary Public in and for said County  
in said State, hereby certify that Charlotte J. Martin and Roger E. Jones

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this  
day that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date

Given under my hand and official seal, this 22nd day of November, 19 99

4-27-2001

My Commission Expires:

Dwanda H. Clayton  
Notary Public