

Send Tax Notice:
Nathan S. Stamps
150 Stamps Junction
Montevallo, AL 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Thirteen Thousand Five Hundred and 00/100 Dollars (\$13,500.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sharon R. Robertson as Power of Attorney for Nyla Sellers, (See attached Power of Attorney marked as Exhibit "A")** hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Nathan S. Stamps, a married person**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See attached legal description marked as Exhibit "B"

Nyla Sellers, Nyla Ruth Sellers, Nyla Ruth Winslett, Nyla Ruth Winslett Crosby, and Nyla Ruth Winslett Crosby Sellers are one and the same person.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

Inst # 1999-48854

12/02/1999-48854

03:37 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

007 MMS 37.00

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 29th day of November, 1999 at Mobile Alabama.

GRANTORS

Sharon R. Robertson as Power of Attorney for Nyla Sellers
Sharon R. Robertson as Power of Attorney for
Nyla Sellers

STATE OF ALABAMA)
Mobile COUNTY)

ACKNOWLEDGMENT

I, Ainda Hannah, a Notary Public for the State at Large, hereby certify that the above posted names, Sharon R. Robertson as Power of Attorney for Nyla Sellers which is signed to the foregoing Warranty Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 29th day of November, 1999.

Ainda Hannah

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Mar. 2, 2002.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN, ATTORNEY AT LAW
POST OFFICE BOX 261
831 ISLAND STREET
MONTEVALLO, ALABAMA 35115
(205) 665-4357

EXHIBIT "A"

STATE OF ALABAMA

COUNTY OF BALDWIN

GENERAL DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, NYLA SKILLERS, a legal resident of Baldwin County, Alabama, have made, constituted, and appointed and hereby make, constitute and appoint my niece, SHARON R. ROBERTSON, of 142 Buena Vista Drive, Daphne, Alabama 36526, as my true and lawful Attorney to act in, manage, and conduct all my affairs, and for that purpose for me and in my name, place, and stead, and for my use and benefit, and as my act and deed, to do and execute, or to concur with persons jointly interested with myself therein in the doing or executing of, all or any of the following acts, deeds, and things upon such terms as my Attorney shall think proper:

(1) To buy, receive, lease, accept, or otherwise acquire; to sell, convey, mortgage, hypothecate, pledge, quit-claim, or otherwise encumber or dispose of, or to contract or agree for the acquisition, disposal or encumbrance of, any property whatsoever, and wheresoever situated, be it real, personal, or mixed, or any custody, possession, interest, or right therein or pertaining thereto, upon such terms as my attorney shall think proper;

(2) To take, hold, possess, invest, lease or let, or otherwise manage any or all of my real, personal, or mixed property, or any interest therein or pertaining thereto; to eject, remove, or relieve tenants or other persons and to recover possession of property by all lawful means; and, to maintain, protect, preserve, insure, remove, store, transport, repair, rebuild, modify, or improve the same of any part thereof;

(3) To make, do, and transact all and every kind of business of whatever kind or nature, including the receipt, recovery, collection, payment, compromise, settlement, and adjustment of all accounts, legacies, bequests, interests, dividends, annuities, income, rents, claims, demands, actions, causes of action, debts, taxes, and obligations, which may or hereafter be due, owing, or payable by me or to me;

(4) To make, endorse, guarantee, accept, receive, sign, seal, execute, acknowledge, and deliver deeds, assignments, bills of sale, agreements, certificates, hypothecations, checks, notes, mortgages, bonds, vouchers, receipts, releases, and such other instruments in writing of whatever kind and nature as may be necessary, convenient, or proper in the premises;

(5) To make deposits or investments in or withdrawals from, any account, holding, or interest which I may now

or hereafter have, or be entitled to, in any bank, trust company, investment institution, postal savings depository, credit union, savings and loan association, brokerage investment house or similar institution; to exercise any right, option, or privilege pertaining thereto; and to open or establish accounts, holdings, or interest of whatever kind or nature with any such institution, in my name or in my Attorney's name or in both our names jointly, either with or without right of survivorship;

(6) To act as my Attorney or proxy in respect to any stocks, shares, bonds, other securities, or other investments, rights, or interests which I may now or hereafter hold;

(7) To engage and dismiss agents, counsels, attorneys, accountants, and employees and to appoint and remove at pleasure any substitute for, or agent of, my said attorney, in respect to all or any of the matters of things herein mentioned and upon such terms as my attorney shall think fit, in connection with the premises;

(8) To prepare, execute, and file income, ad valorem, gift, estate, and other tax returns, and other governmental reports, declarations, applications, requests, and documents in connection with the premises;

(9) To take possession, and order the removal and shipment, of any of my property to or from any residence, warehouse, depot, dock, or other place of storage of safekeeping, governmental or private; and to execute and deliver any release, voucher, receipt, shipping ticket, certificate, or any other instrument necessary or convenient for such purpose;

(10) To act as my Attorney-in-fact or proxy in respect to any policy of insurance on my life and to exercise any right, privilege, or option which I may have thereunder or pertaining thereto, excluding, however, the rights to change the beneficiary, the right to change the method of payment of the insurance proceeds, and the right to make a cash surrender of the policy as distinguished from a surrender of the policy for loan, conversion or other purpose as provided therein.

GIVING AND GRANTING unto my Attorney full power and authority to do and perform all and every act, deed, matter, and thing whatsoever in and about my estate, property, and affairs set forth above as fully and effectually as I might or could do in my own proper person if personally present, the above especially enumerated powers being in aid and exemplification of the full, complete, and general power herein granted and not in limitation or definition thereof; and hereby ratifying all that my Attorney shall lawfully do or cause to be done by virtue of these presents.

I hereby declare that any act or thing lawfully done hereunder by my Attorney shall be binding on myself, and my heirs, legal and personal representatives, and assigns; whether the same shall have

been done before or after my death or other revocation of this instrument, unless and until reliable intelligence or notice thereof shall have been received by any person acting in reliance hereon.

This power of Attorney may be filed for record in any public office.

This instrument shall not be affected by any disability, incompetency or incapacity from which I hereafter may suffer, it being my intent hereby to create a durable power of attorney which shall remain effective despite such disability, incompetency, or incapacity. Following execution of this power of attorney, if a court of my domicile appoints a guardian, curator or similar fiduciary charged with management of all or a portion of my property, I nominate my Attorney as hereinabove named to be appointed as such fiduciary.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4 day of August, 1998. Signed in multiple counterparts, each of which is an original, but all of which constitute one and the same instrument.

GRANTOR:

Nyia Sellers (SEAL)
NYIA SELLERS

WITNESSES:

Susan H. Smith

Christina H. Sellers

P.O. Box 7056
Spauld Fort, AL 36577

4113 McMillan Drive
Bay Minette, AL 36507

**STATE OF ALABAMA
COUNTY OF BALDWIN**

I, the undersigned, do hereby certify, that I am a duly commissioned, qualified and authorized notary public in and for the County of Baldwin, State of Alabama, and that NYLA SELLERS, Grantor in the foregoing Power of Attorney, dated this date, and hereto appeared, who is personally well known to me as the person who executed the foregoing Power of Attorney, appeared before me this day within the territorial limits of my authority, and being first duly sworn, executed said instrument after the contents thereof had been read and duly explained to her, and acknowledged that the execution of said instrument was her free and voluntary act and deed for the uses and purposes herein set forth, and the facts stated therein are true.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 4th day of August, 1998.

(AFFIX SEAL)

Quincy N. Benton
NOTARY PUBLIC
My Commission Expires: 6/16/2001

THIS INSTRUMENT PREPARED BY:

**JAMES M. SCROGGINS
ARMSTRONG, VAUGHN & SCROGGINS
Post Office Box 2370
Daphne, Alabama 36526
(334) 626-2688**

EXHIBIT "B"

Commence at the northeast corner of the southeast quarter of the northeast quarter of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama and run thence southerly along the east line of said quarter-quarter a distance of 621.92 feet to a point; thence turn 02 degrees 19 minutes 57 seconds left and continue southerly a distance of 271.10 feet to a steel rebar corner and the point of beginning of the property being described; thence continue along last described course a distance of 344.23 feet to an existing 2" open top pipe corner on the north margin of Shelby County Highway No. 10; thence turn 81 degrees 11 minutes 44 seconds right and run westerly a distance of 18.85 feet to a rebar corner; thence turn 99 degrees 47 minutes 21 seconds right and run northerly a distance of 129.95 feet to a rebar corner; thence turn 85 degrees 45 minutes 25 seconds left and run westerly a distance of 300.15 feet to a rebar corner on the easterly margin of Shelby County Highway No. 223; thence turn 80 degrees 08 minutes 48 seconds right and run northerly along said margin of said Highway 223 a distance of 206.76 feet to a rebar corner; thence turn 85 degrees 57 minutes 44 seconds right and run easterly a distance of 166.99 feet to a rebar corner; thence turn 21 degrees 05 minutes 19 seconds right and run east-southeasterly a distance of 173.60 feet to the point of beginning.
According to the survey of Joseph E. Conn, Jr., dated July 6, 1999.

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