

Send Tax Notice to:
✓ Charles Spearman and Sue Spearman
P. O. Box 486
Columbiana, AL 35051

This instrument was prepared by
(Name) WALLACE ELLIS FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00), and other good and valuable consideration to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles Spearman and wife, Nora Sue Spearman

(herein referred to as grantors) do grant, bargain, sell and convey unto our children,

Kathy S. Kesterson and Kenneth C. Spearman

(herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama to-wit:

A lot in the Town of Columbiana, Alabama, described as beginning at a point on the West side of Katherine Street and North side of Mildred Street, or White House Street, and running North along the West side of Katherine Street 125 feet to L. B. Riddle Residence lot; thence West along South line of said Riddle lot 50 feet; thence South and parallel with said Katherine Street 125 feet to said Mildred Street; thence East along North side of Mildred Street 50 feet to point of beginning. Situated in Shelby County, Alabama.

Also, the East 50 feet of the South 20 feet of the following described property:

A parcel of land being a part of Lot 53, as described by the Plat of Columbiana, Alabama, in the SW 1/4 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said Section 25; thence run South along the West section line 1651.29 feet; thence turn left 110 deg. 51 min. 49 sec. and run Northeast 463.67 feet to a point 25 feet (perpendicular) South of the centerline of East College Street and the point of beginning; thence continue last course, parallel with said street 101.28 feet to a point on the West right of way of Kathrine Street (40-foot right of way); thence turn right 104 deg. 09 min. 53 sec. and run South along said West right of way 202.64 feet; thence turn left 03 deg. 57 min. 48 sec. and continue along said West right of way 41.31 feet; thence turn right 83 deg. 04 min. 29 sec. and run Southwest and parallel with Mildred Street 100.00 feet; thence turn right 96 deg. 55 min. 31 sec. and run North 41.31 feet; thence turn right 03 deg. 57 min. 48 sec. and continue North 196.75 feet to the point of beginning. According to survey of Amos Cory, RLS # 10050, dated November 21, 1988.

THE GRANTORS RESERVE A LIFE INTEREST AND LIFE ESTATE IN AND TO THE ABOVE DESCRIBED PROPERTY.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever, subject to the life interest and life estate reserved by the grantors.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 8th day of December, 1999.


Charles Spearman


Nora Sue Spearman

Inst • 1999-49697

12/08/1999-49697
01:17 PM CERTIFIED
SHELBY COUNTY OFFICE OF PROBATE
11.50

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Spearman and wife, Nora Sue Spearman, whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of December, 1999.

Lancei Brasher
Notary Public

Inst # 1999-49697

12/08/1999-49697
01:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HHS 11.50