

Send Tax Notice To: ✓ Sherman Holland, Jr.
P. O. Box 1008
Alabaster, Al. 35007

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of TWENTY THOUSAND AND 00/100 (\$ 20,000.00) DOLLARS, cash, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency whereof is hereby acknowledged, I, MINNIE G. ACTON, an unremarried widow, herein referred to as Grantor, do grant, bargain, sell and convey unto SHERMAN HOLLAND, JR., a married man, herein referred to as Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

A parcel of land located in the N 1/2 of the NW 1/4 of the SE 1/4 of Section 26, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the SE corner of the N 1/2-NW 1/4-SE 1/4 of said Section 26; thence North 88 degrees 16 minutes 32 seconds West along the South line of the N 1/2-NW 1/4-SE 1/4 of said Section 26, a distance of 448.47 feet; thence leaving said South line, North 38 degrees, 47 minutes 02 seconds West a distance of 148.69 feet; thence North 55 degrees 28 minutes 53 seconds East a distance of 258.04 feet; thence North 62 degrees 53 minutes 34 seconds East a distance of 374.93 feet to a point lying on the East line of the N 1/2-NW 1/4-SE 1/4 of said Section 26; thence South 0 degrees 38 minutes 07 seconds West along said East line, a distance of 446.49 feet to the point of beginning. Containing 3.51 acres, more or less.

Subject to ad valorem taxes for the year 2000, which are not due or payable until October 1, 2000, existing restrictions, covenants, building lines and limitations of record.

TO HAVE AND TO HOLD Unto the said Grantee, his heirs and assigns forever.

02/03/2000-03390
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 31.00

Inst. # 2000-03390

And I do for myself and for my heirs, executors and administrators covenant with the Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11th day of January, 2000.

Minnie G. Acton (SEAL)
Minnie G. Acton

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Minnie G. Acton, an unmarried widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 11th day of January, 2000.

Summey B. Higgins Jr.
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 21, 2001.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This instrument was prepared by:

John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35226

Inst # 2000-03390

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002 NWS

31.00