

THIS INSTRUMENT WAS PREPARED BY:

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WITHOUT BENEFIT OF TITLE EXAMINATION OR SURVEY

SEND TAX NOTICE TO:

J.C. EVANS
P.O. Box 501
Thosby, Al.
35171

Inst # 2000-04053

WARRANTY DEED

02/08/2000-04053

03:10 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
12.50

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF ONE AND NO/100—(\$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, J. C. Evans, Terry Ray Evans and Brenda Joyce Royals, a/k/a Brenda Joyce Stone, Co-Executors of the Estate of Edward P. Evans, deceased, Probate Case #33-182, (herein referred to as grantors), grant, bargain, sell and convey unto J. C. Evans, Terry Ray Evans and Brenda Joyce Royals, a/k/a Brenda Joyce Stone, (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast Corner of the Southeast one-fourth of the Southwest one-fourth of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed North 88 deg 45' 05" West along the North boundary of quarter-quarter section for a distance of 885.11 feet; thence proceed South 6 deg 06' 50" West for a distance of 268.55 feet to the point of beginning. From this beginning point continue South 6 deg 06' 50" West for a distance of 299.62 feet to a point on the Westerly right-of-way line of U.S. 280 Four Lane Highway; thence proceed North 52 deg 39' 35" West along the right-of-way line of said highway for a distance of 226.43 feet; thence proceed North 5 deg 10' 05" East for a distance of 300.96 feet; thence proceed South 53 deg 01' 00" East for a distance of 231.35 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southwest one-fourth of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama, and contains 1.34 acres.

Subject to that certain easement in favor of William B. Campbell, a married man, and Juanita W. Campbell, his wife, reserved in that certain deed recorded June 2, 1983, in Deed Book 347, pages 819 and 820 in the Probate Records of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees, their heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7th day of February, 2000.

J.C. Evans (Seal)
J.C. EVANS
as Executor of the Estate of Edward P. Evans,
Deceased, Probate Case #33-182

Terry Ray Evans (Seal)
TERRY RAY EVANS
as Executor of the Estate of Edward P. Evans,
Deceased, Probate Case #33-182

Brenda Joyce Royals (Seal)
BRENDA JOYCE ROYALS
a/k/a BRENDA JOYCE STONE
as Executor of the Estate of Edward P. Evans,
Deceased, Probate Case #330182

STATE OF ALABAMA)

JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. C. Evans, Terry Ray Evans and Brenda Joyce Royals, a/k/a Brenda Joyce Stone, Executors of the Estate of Edward P. Evans, Deceased, Probate Case #33-182, 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 as such individuals and with full authority as such Executors executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 8th day of February 2000.

Glenda J. Warren
NOTARY PUBLIC

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES MAY 28, 2003

(SEAL)
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SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.50

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