

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Michael Stephen Fant
61 Shaw Valley Road
(Address) Chelsea, AL 35043

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-23 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Martha Shaw Fant, a single woman

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

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

Parcel I

Commencing at the SE corner of the SW 1/4 of the NW 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 2 West; thence run North along the East line thereof for 470.75 feet to the Point of Beginning; thence continue last described course for 193.38 feet; thence 88 deg. 45 min. 51 sec. left run Westerly 52.71 feet; thence 91 deg. 13 min. 09 sec. left run Southerly for 193.49 feet; thence 88 deg. 53 min. 33 sec. left run Easterly 52.71 feet to the Point of Beginning. Containing 0.23 acres.

Inst # 2000-06048

02/28/2000-06048
08:49 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 HNS 9.00

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this _____
day of _____, 2000

(Seal) Martha Shaw Fant (Seal)
Martha Shaw Fant

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Martha Shaw Fant, whose name is signed to the foregoing conveyance 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 24 day of Feb A.D., 2000

My Commission Expires: 10/16/2000

Notary Public