

Billie Frances Darby and Christa Louise Cole
5809 Highway 280
Harpersville, AL 35078

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 **Twelve Thousand & no/100 (\$12,000.00) Dollars**, to the undersigned grantor, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **Leo W. Morrell, an unmarried man** (herein referred to as grantor), do grant, bargain, sell and convey unto **Billie Frances Darby and Christa Louise Cole**, (herein referred to as GRANTEE), the following described real estate situated in **Shelby County, Alabama** to-wit:

Commencing at the NW corner of the NE 1/4 of the SE 1/4, Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence South along the West line of said 1/4 1/4 Section a distance of 535.00 feet for the point of beginning; thence South 1 deg. 57 min. 00 sec. West a distance of 36.08 feet; thence North 88 deg. 07 min. 56 sec. East a distance of 917.41 feet to the West right of way line of Shelby County Road No. 79; thence North 28 deg. 17 min. 00 sec. West along said road right of way line for a distance of 40.20 feet; thence South 88 deg. 07 min. 56 sec. West a distance of 897.12 feet to the point of beginning; said described tract containing 0.75 acre, more or less.

According to survey dated July 1, 2000, of Larry W. Carver, Ala. Reg. No. 15454.

SUBJECT TO THE FOLLOWING:

1. Any prior reservation or conveyance of mineral and mining rights, together with release of damages of minerals of every kind and character to the extent of such prior reservation or conveyance, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 131, page 502, in Probate Office.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8 day of July, 2000.



Leo W. Morrell

07/17/2000-24022
02:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 20.50

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Leo W. Morrell**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of July, 2000.


Notary Public