

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Marcus B. Oliver and

(Name) Gloria J. Oliver

(Address) P. O. Box 201

Saginaw, AL 35147

MINIMUM VALUE: \$1,000.00

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 Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **MARCUS B. OLIVER (also known as M. B. Oliver) and wife, GLORIA OLIVER, (also known as Gloria J. Oliver)**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **MARCUS B. OLIVER and wife, GLORIA J. OLIVER**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

PARCEL 1

Beginning at the Southwest corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 10, Township 21 South, Range 2 West, and run North 420 feet to point of beginning of the land herein conveyed; thence run North 105 feet; thence run East 525 feet; thence run South 105 feet; thence run West 525 feet to point of beginning, being a part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 10, Township 21 South, Range 2 West, being situated in Shelby County, Alabama.

SOURCE OF TITLE: Deed Book 215, Page 645, in the Office of the Probate Judge, Shelby County, Alabama.

PARCEL 2

Beginning at the SE corner of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 10, Township 21 South, Range 2 West, and run North 254.5 ft. to point of beginning of land herein conveyed; thence run North 165.5 feet; thence run East 525 feet; thence South 165.5 feet; thence West 254.5 feet to point of beginning, being situated in Shelby County, Alabama.

SOURCE OF TITLE: Deed Book 218, Page 99, in the Office of the Probate Judge, Shelby County, Alabama.

PARCEL 3

Beginning at the Southwest corner of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 10, Township 21 South, Range 2 West, and run North 254.5 feet; thence run East 525 ft.; thence run South 254.5 feet to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 525 ft. to the point of beginning, being situated in Shelby County, Alabama.

SOURCE OF TITLE: Deed Book 262, Page 329, in the Office of the Probate Judge, Shelby County, Alabama.

PARCEL 4

A tract of land described as follows: Begin at the SE corner of the NW $\frac{1}{4}$ of Section 25, Township 20, Range 3 West, run thence north along the East boundary of said NW $\frac{1}{4}$ of said Section 25, 1324.5 feet, thence with an angle of 89 degrees and 19 min. to the left 1308 feet, thence along the arc of a curve to the right whose central angle is 31 min. and 39 min. and radius is 741.8 feet, for a distance of 203.5 feet, thence tangent to said curve 38.4 feet, thence with an angle of 90 deg. and 10 min. to the left 420 feet, thence with an angle of 90 deg. and 10 min. to the right 1082.5 feet to the point of beginning of the triangular lot herein conveyed, run thence with an angle of 89 deg. and 50 min. to the right 420 feet, thence with an angle of 89 deg. and 50 min. to the left 122 feet, thence with an angle of 106 deg. and 17 min. to the left 420 feet, more or less, to the point of beginning, on the south line of the NW $\frac{1}{4}$ of said Section 25, Township 20, Range 3 West, being situated in Shelby County, Alabama.

SOURCE OF TITLE: Deed Book 262, Page 329, in the Office of the Probate Judge, Shelby County, Alabama.

MARCUS B. OLIVER IS ONE AND THE SAME PERSON AS M. B. OLIVER AS REFERENCED UPON THE WARRANTY DEED RECORDED AT DEED BOOK 215, PAGE 645, IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA.

02/11/2002-07000
09:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 15.00

Inst. # 2002-07000

GLORIA OLIVER IS ONE AND THE SAME PERSON AS GLORIA J. OLIVER, AND, AT TIMES IN THE PAST, HAS USED SAID NAMES INTERCHANGEABLY.

THE PURPOSE OF THIS DEED IS TO CONVEY THE ABOVE-DESCRIBED PROPERTY FROM THE GRANTORS WHO OBTAINED TITLE TO THE ABOVE-DESCRIBED LANDS, PURSUANT TO WARRANTY DEEDS WITH RIGHT OF SURVIVORSHIP, TO ENSURE THAT GRANTEES HOLD SUCH PROPERTY AS TENANTS IN COMMON.

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 grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 7th day of February, 2002.

Marcus B. Oliver
MARCUS B. OLIVER

Gloria Oliver
GLORIA OLIVER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Marcus B. Oliver and Gloria Oliver**, 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 7th day of February, 2002

M.A.S.
Notary Public
My commission expires: 8/13/05

Inst # 2002-07000

02/11/2002-07000
09:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 15.00