

No Title Search Conducted

This instrument prepared by:
Hewitt L. Conwill
CONWILL & JUSTICE
106 S. Main Street
Post Office Box 557
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

8804 S. Main Street
Wilsonville, Alabama 35186

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE DOLLARS (\$1.00)** and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **OLIVER MILLENDER, SR.**, an unmarried man, does grant, bargain, sell and convey unto **THOMAS SIMON**, the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the NE corner of Section 11, Township 21 South, Range 1 East, Shelby County, Alabama; thence South 0 deg. 27 min. 12 sec. West along the East line of said Section a distance of 350.92 feet; thence North 89 deg. 32 min. 48 sec. West a distance of 196.75 feet to the point of beginning; thence North 87 deg. 51 min. 38 sec. West a distance of 203.93 feet; thence North 19 deg. 42 min. 43 sec. East a distance of 275.09 feet to the Southerly right-of-way of Shelby County Highway 410; thence South 82 deg. 52 min. 41 sec. East along said right-of-way a distance of 34.80 feet to a point of curve to the right having a central angle of 32 deg. 03 min. 24 sec. and a radius of 246.44 feet; thence along the arc of said curve and along said right-of-way a distance of 137.88 feet; thence South 50 deg. 49 min. 18 sec. East along said right-of-way a distance of 6.64 feet; thence South 14 deg. 44 min. 10 sec. West and leaving said right-of-way a distance of 211.53 feet to the point of beginning. Said parcel of land contains 1 acre, more or less.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, 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 shall and my heirs, executors and administrators shall warrant and defend the same to the said Grantee against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunder set my hand and seal, this 23 day of July, 2002.

Witness

OLIVER MILLENDER
OLIVER MILLENDER

Witness

STATE OF ALABAMA
SHELBY COUNTY

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Oliver Millender, Sr., 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of July, 2002.

Notary Public
My Commission Expires: 9-21-2004