

This instrument was prepared by:

Grantee's address:
5929 South Shades Crest Road
Bessemer, AL 35023

William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, and in order to divide jointly owned real property between the GRANTOR and the GRANTEE, the undersigned Graham N. Webster and Ruby Webster, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Ruby Webster (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

A part of Lots 5,6,7 and 8, according to the Decree and map in Case # 2994 in the Circuit Court of Shelby County, Alabama, in equity, style of case being Howard et al. v. Harrison, et al., which said decree and map are recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 138, Pages 555 and 556, all being in Section 1, Township 21, Range 5 West, more particularly described as follows: Begin at the NW corner of said Lot 8, being also the NW corner of NE¹/₄ of NW¹/₄ of Section 1, Township 21 South, Range 5 West, and run in an Easterly direction along the North boundary line of said Lot 8 a distance of 330 feet to the point of beginning; thence continue last described course a distance of 990 feet; thence turn an angle right of 89° 14' 15" in a southerly direction a distance of 1320 feet; thence turn an angle left of 89° 14' 15" in an easterly direction a distance of 330 feet; thence turn right an angle of 89° 14' 15" in a southerly direction a distance of 330 feet; thence turn right an angle of 90° 44' 15" in a westerly direction a distance of 1320 feet; thence turn right an angle of 89° 14' 15" in a northerly direction a distance of 1650 feet, more or less, to the point of beginning. Containing 40 acres, more or less, according to survey and plat of James W. Elliott, PE&LS reg. no. 3009.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 3rd day of October, 2002.


Graham N. Webster


Ruby Webster

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Graham N. Webster and Ruby Webster, husband and wife, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of October, 2002.



Notary Public