

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:  
  
9166 South 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 HUNDRED DOLLARS (\$100.00)** and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **FRED AUSTIN**, a married man, does grant, bargain, sell and convey unto **ANGELA MARIE BOOTH**, the following described real estate situated in Shelby County, Alabama, to wit:

*Part of the SW 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East, described as follows: Commence at the SW corner of Section 1, Township 21 South, Range 1 East, and run North 75 deg. 27 min. West a distance of 21.80 feet to a point on the East right of way line of Shelby County Highway No. 61 for point of beginning of the lot herein described; thence turn an angle of 56 deg. 43 min. to the left and run along the East right of way line of said highway a distance of 100 feet; thence run an angle of 90 deg. to the left and run a distance of 183.70 feet; thence turn an angle of 90 deg. to the left and run a distance of 100 feet; thence turn an angle of 90 deg. to the left and run a distance of 183.70 feet to the point of beginning, being situated in Shelby County, Alabama.*

*Subject to: Title to all minerals within and underlying the premises, together with all mining rights, privileges and immunities relating thereto. All easements and rights of way of record.*

*The above described property does not constitute any part of the homestead of the Grantor herein.*

TO HAVE AND TO HOLD to the said Grantee, her 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 17<sup>TH</sup> day of November, 2003.

\_\_\_\_\_  
Witness

Fred Austin  
FRED AUSTIN

\_\_\_\_\_  
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 Fred Austin, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>TH</sup> day of November, 2003.

Hewitt L. Conwill  
Notary Public  
My Commission Expires: 9-21-2004