



20041103000604560 Pg 1/2 24.00
Shelby Cnty Judge of Probate, AL
11/03/2004 09:32:00 FILED/CERTIFIED

SEND TAX NOTICE TO:
✓ Myra W. Healy
2674 Spring Creek Road
Montevallo, AL 35115

This instrument was prepared by:
Patrick H. Boone, Attorney at Law
705 New South Federal Savings Building
215 Richard Arrington, Jr. Blvd. North
Birmingham, Alabama 35203-3720

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

10,000 MA

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Love and Affection, One Dollar (\$1.00), and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, John C. Healy and wife, Myra W. Healy (hereinafter referred to as "Grantors"), do hereby grant, bargain, sell and convey unto Myra W. Healy (hereinafter referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I: A tract of land situated in the SW $\frac{1}{4}$ of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows: Begin at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said section 14; thence run in a Northerly direction along the East line of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$, and the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, 2226.80 feet to a point on the Southeasterly right of way line of Shelby County Highway No. 12; thence an angle left of 147 deg. 43 min. and run Southwesterly along said right of way line, 759.92 feet to the beginning of a curve to the right, said curve having a radius of 3859.72 feet and subtending a central angle of 10 deg. 19 min. thence continue Southwesterly along said right of way line, on arc of aforementioned curve, 694.98 feet to a point; thence an angle left of 76 deg. 08 min. 30 sec. as measured as a deflection angle from Chord of said curve; thence run in a Southeasterly direction 1324.01 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II: A parcel of land located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14; thence in a Westerly direction, along the South line of said Section 14, a distance of 887.32 feet; thence 67 deg. 23 min. 50 sec. right, in a Northwesterly direction, a distance of 709.8 feet to a point on the Southeasterly right of way line of Shelby County Highway No. 12; thence 62 deg. 20 min. 10 sec. right, in a northeasterly direction along the right of way, a distance of 367.23 feet to the beginning of a curve to the left, said curve having a radius of 3859.72 feet and a central angle of 0 deg. 47 min.; thence along arc of said curve, in a Northeasterly direction, a distance of 52.77 feet; thence 98 deg. 42 min. right, measured from tangent of said curve, in a Southeasterly direction, a distance of 1324.01 feet to the point of beginning; being situated in Shelby County, Alabama.

This conveyance is made subject to all existing restrictions, set-back lines, right of ways, limitations, easements, exceptions, reservations, mortgages if any, releases, mineral and mining rights, and covenants of record.

It is the intent of the Grantors to convey to Grantee any and all of their right, title and interest in and to the real property more particularly described in those certain deeds described as follows: (a) **Parcel I:** Warranty Deed from Sherwood J. Stamps to John C. Healy and wife, Myra W. Healy, dated December 14, 1988, which was filed in the office of the Judge of Probate of Shelby County, Alabama, on December 16, 1988 and recorded at Book 218, Page 270; and (b) **Parcel II:** Warranty Deed from Lawrence M. Acton to John C. Healy and wife, Myra W. Healy, dated August 7, 1995.

This deed is prepared using information furnished by the Grantors. No examination of title was made. No title opinion was rendered

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

And we do for myself and for our heirs, executors and administrators covenant with the said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; and that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal on this the 2
day of November, 2004.

John C. Healy
John C. Healy

Myra W. Healy
Myra W. Healy

STATE OF ALABAMA

SHELBY COUNTY

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that John C. Healy and wife, Myra W. Healy, 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 the 2nd day of November,
2004.

Stacy Walker-Burk
Notary Public MY COMMISSION EXPIRES 9/1/2008