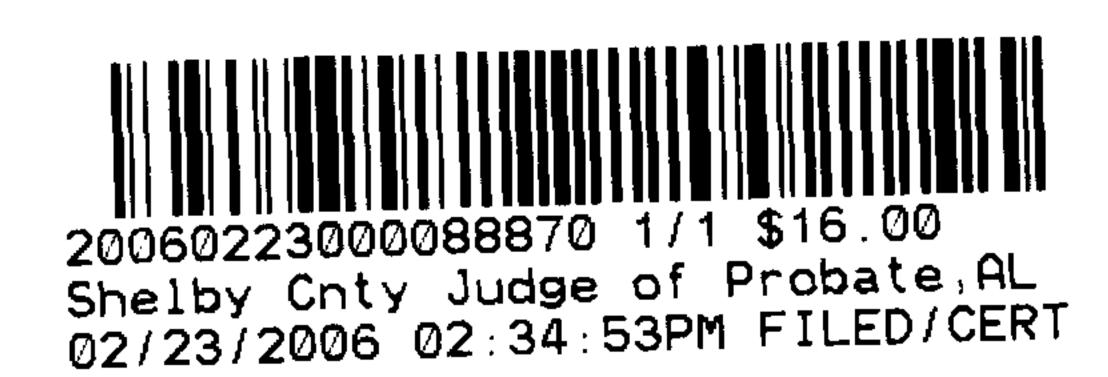
THIS INSTRUMENT PREPARED BY: W. ALAN SUMMERS 1275 CENTER POINT PKWY, STE 100 BIRMINGHAM, AL 35215

## SENT TAX NOTICE TO:



WARRANTY DEED (WITHOUT SURVIVORSHIP) NO TITLE EXAMINATION

STATE OF ALABAMA JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration FIVE HUNDRED DOLLARS AND NO/100----(\$500.00)

to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

OVELLE B. RASCO, UNMARRIED,

(herein referred to as grantors) do grant, bargain, sell and convey unto,

STEPHANY L NIX,

(herein referred to as grantees) the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

A parcel of land lying in the Northeast quarter and the Southeast quarter of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the northeast corner of said Section 11, thence south 01 degrees 11 minutes 38 seconds west along the east line of said Section 11 a distance of 1219.25 feet to a ½ rebar set; thence south 01 degrees 11 minutes 18 seconds west along said east line a distance of 60.09 feet to a ½ rebar set; thence continue south 01 degrees 11 minutes 18 seconds west along said east line a distance of 323.48 feet to a ¼ inch rebar found; thence south 00 degrees 56 minutes 04 seconds west along said east line a distance of 831.45 feet to a ½ inch rebar set and the point of beginning; thence continue south 00 degrees 56 minutes 04 seconds west along said east line a distance of 201.52 feet to a 1 inch open top pipe found; thenc south 01 degrees 23 minutes 43 seconds west along said east line a distance of 1276.98 feet to a ½ inch rebar set; thence south 89 degrees 59 minutes 28 seconds west along the northerly right of way line of County Hwy 49 a distance of 741.52 feet to a ½ inch rebar set; thence along the northerly right of way line with a curve to the right having an arc length of 262.16 feet, a radius of 1957.96 feet, and a chord bearing and distance of north 86 degrees 10 minutes 24 minutes west for 261.96 feet to a ½ inch rebar set; thence leaving said right of way north 01 degrees 22 minutes 54 minutes east a distance of 1241.51 feet to a  $\frac{1}{2}$  inch rebar set; thence south 88 degrees 58 minutes 05 seconds west a distance of 333.93 feet to a rebar found; thence north 00 degrees 59 minute 39 seconds east along the west line of the east half of the northeast quarter of said Section 11 a distance of 230.21 feet to a ½ inch rebar set; thence leaving said west line south 89 degrees 48 minutes 13 seconds east a distance of 1337.24 feet to the point of beginning, said described parcel of land contains 35.81 acres, more or less.

## SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT OF WAY OF RECORD.

Ovelle B Rasco is the surviving grantee in those certain deeds recorded in Book 245 Page 737 and , the other grantee, Newman Rasco having died on or about February 18, **1970.** 

To Have and To Hold, to the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; that its successors and assigns shall warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 174 day of January, 2006.

Oulle B. Raco Ovelle B Rasco

Shelby County, AL 02/23/2006 State of Alabama

Deed Tax: \$5.00

STATE OF ALABAMA

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Ovelle B Rasco, unmarried, whose name(s), is/are signed to the foregoing conveyance, and who is/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.

MY COMMISSION EXPIRES