

10,000

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

State of Alabama)
County of Shelby)

Please send tax notices to:
Daniel Clay Galloway
7875 Highway 155
Montevallo, AL 35115

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **LARRY MARTIN GALLOWAY**, of 7875 Highway 155, Montevallo, AL 35115, an unmarried man, do grant, bargain, sell, and convey unto **DANIEL CLAY GALLOWAY**, an unmarried man, of 7875 Highway 155, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the SE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of §7, Twp 24N, R 13E, and run W along the S side of the said $\frac{1}{4}\frac{1}{4}$ 1328.9 feet to the point of beginning: Thence turn 89°03'10" left and run S 1000.82 feet to an existing iron; thence turn 106°59'29" left and run NE along a fence for 237.48 feet to an existing iron; thence turn 11°47'04" left and run NE along a fence 571.05 feet to an existing iron on the SW right of way of Alabama Highway 155; thence turn 101°09'24" left and run NW along said right of way 1012.86 feet to a concrete right of way monument marking the beginning of a tangent curve concave SW and having a radius of 5692.86 feet; thence continue NW along the said right of way through a central angle of 01°12'01" 119.25 feet; thence turn an angle from the chord of the last described curve right of way of 139°38'03 left and run S 210.77 feet to the point of beginning.

The above described parcel contains 10.45 acres and is subject to the easements, rights of ways, and restrictions of record.

According to a survey of William J Egan, Jr, dated 24 April 1979.

20070123000035300 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
01/23/2007 12:31:24PM FILED/CERT

Source of title: a deed to grantor herein from Alonzo Clay Galloway, III executed 14 May 1979 and recorded 14 May 1979 at book 319, page 499 of the Shelby County Alabama Probate Records.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, his heirs and assigns forever.

LARRY MARTIN GALLOWAY, does for himself and for his administrators, heirs, and successors covenant with the said grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his administrators, heirs, and successors shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I, **LARRY MARTIN GALLOWAY**, have set my hand and seal, this 22 January 2007.

Witness:

Steven Sears

Larry M. Galloway (Seal)

LARRY MARTIN GALLOWAY

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **LARRY MARTIN GALLOWAY**, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 January 2007.

Steven Sears
Notary public

My Commission Expires 07 March 2010

Shelby County, AL 01/23/2007
State of Alabama

Deed Tax: \$10.00