

20081021000411770 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/21/2008 08:41:34AM FILED/CERT

This instrument was prepared by:
William R. Justice, Attorney
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

Robin Wallace
314 N. Main Street
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Ten Thousand** ^{Five Hundred} ~~and no/00~~ **Dollars (\$110,500.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **John N. Deaver, Jr. and wife Angela S. Deaver, (herein referred to as grantor, whether one or more)** does by these presents grant, bargain, sell and convey unto, **Robin Wallace, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2009 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

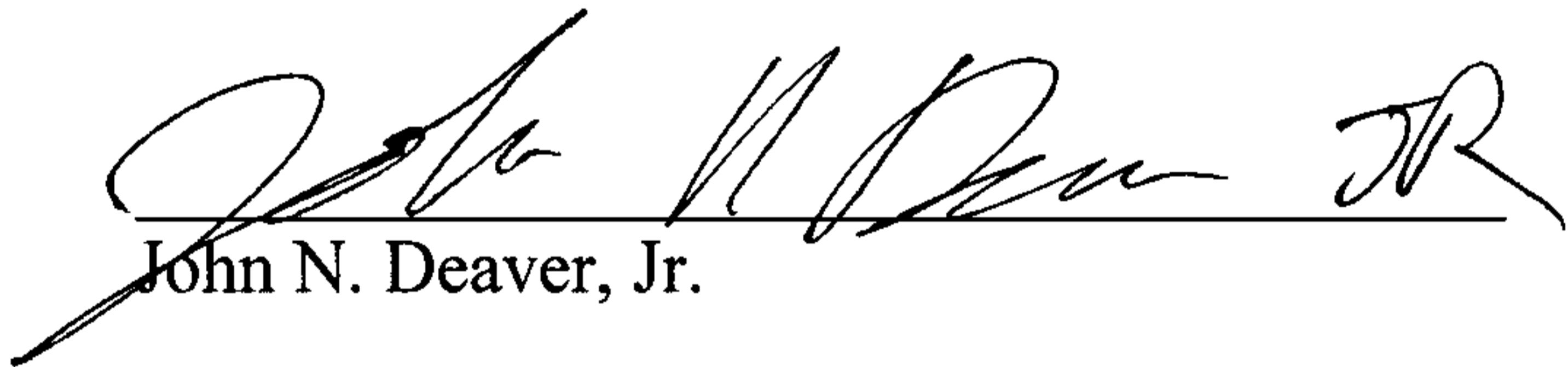
\$ ALL of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

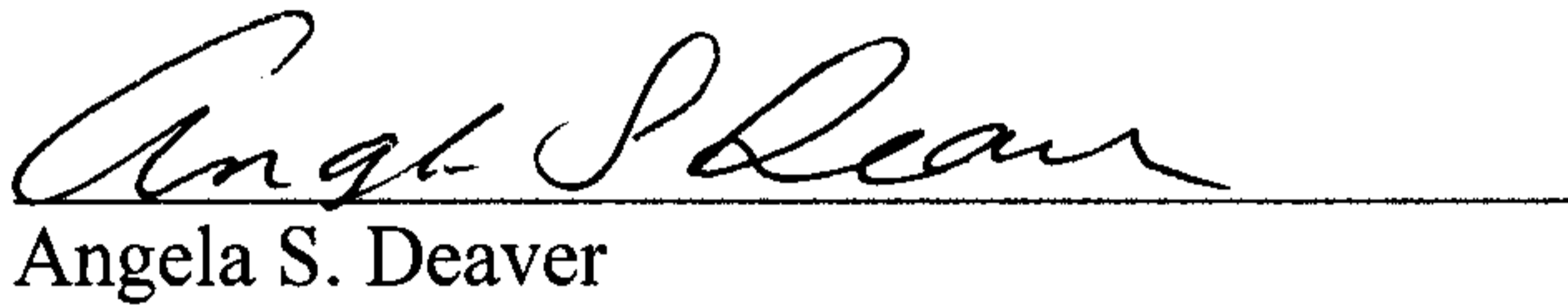
Robin Wallace and Robin M. Wallace is one and the same person.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of October, 2008.


John N. Deaver, Jr.


Angela S. Deaver

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John N. Deaver, Jr. and Angela S. Deaver**, 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 17th day of October, 2008.


Notary Public





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EXHIBIT A
LEGAL DESCRIPTION

A parcel of land situated in the Southeast 1/4 of the Southeast 1/4 of Section 23, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama, being more particularly described as follows:
Commence at the intersection of the South right of way line of Sterrett Street and North Main Street (Shelby County Highway No. 47), City of Columbiana, Shelby County, Alabama; thence run South along said West right of way line a distance of 118.08 feet to a 1/2-inch open pipe at the point of beginning of the parcel herein described; thence turn right 89 degrees 39 minutes 29 seconds and run West parallel with Sterrett Street a distance of 248.8 feet to a 1/2-inch open pipe; thence turn a right interior angle of 90 degrees 20 minutes 31 seconds and run South parallel with North Main Street a distance of 119.61 feet to a 1/2-inch rebar in the centerline of a drainage ditch; thence turn a right interior angle of 90 degrees 43 minutes 19 seconds and run East along said centerline a distance of 248.87 feet to a 1/2-inch rebar on said West right of way line of North Main Street; thence turn a right interior angle of 89 degrees 16 minutes 41 seconds and run North along said right of way line a distance of 124.23 feet to the point of beginning.

According to survey of Steven H. Gilbert, RLS #17507, dated August 17, 1995.
Situated in Shelby County, Alabama.