  
20090608000216650 1/2 \$64.00  
Shelby Cnty Judge of Probate, AL  
06/08/2009 09:37:13 AM FILED/CERT

Shelby County, AL 06/08/2009

State of Alabama

Deed Tax : \$50.00

**SEND TAX NOTICE TO:**

**(Name) Betsy T. Terry**

**(Address) 8146 Serene Lake Road  
McCalla, AL 35111**

**This instrument was prepared by:**

**(Name) James G. Stevens, Esquire**

**(Address) 1813 ½ Third Avenue, North  
Bessemer, AL 35020**

**WARRANTY DEED**

**STATE OF ALABAMA)  
SHELBY COUNTY)**

**KNOW ALL MEN BY THE PRESENTS**, that in consideration of Fifty Thousand (\$50,000.00) Dollars to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledge, I or we,

**EMILY RACHEL TERRY FLEMING, a married woman**

(herein referred to as Grantor, whether one or more), grant bargain, sell and convey unto

**BETSY T. TERRY, a married woman**

(hereinafter referred to as Grantee, whether one or more), a one-half (½) undivided interest to the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama; thence run Easterly along the North line of said Section 25, a distance of 1,353.27 feet to a point; thence turn an angle of 51 degrees 15 minutes 26 seconds to the right and run Southeasterly a distance of 192.32 feet to a point; thence turn an angle of 51 degrees 15 minutes 26 seconds to the left and run Easterly a distance of 139.64 feet to the point of beginning of the property being described; thence turn an angle of 90 degrees 0 minutes tot he left and run Northerly a distance of 50.0 feet to a point; thence turn an angle of 104 degrees 13 minutes 53 seconds to the right and run East-Southeasterly a distance of 259.15 feet to a point on the West water line of Reed Creek slough of Lay Lake; thence turn an angle of 79 degrees 02 minutes 33 seconds to the right and run Southerly along the edge of said Lay Lake water line a chord distance of 85.0 feet to a point; thence turn an angle of 108 degrees 32 minutes 01 seconds to the right and run Northwesterly a distance of 265.34 feet to the point of beginning. Minerals and mining rights excepted. Subject to any agreements, easements, restrictions, limitations and water line regulations of probated record. According to survey of Joseph E. Conn, Reg. No. 9049, dated June 14, 1982 and revised January 5, 1983.

**SUBJECT TO:**

1. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
2. Rights acquired by Alabama Power Company by instrument recorded in Deed Book 242, Page 369, in Probate Office of Shelby County, Alabama.
3. Rights of ingress and egress to and from cation lands.

**NOTE:**

Emily Rachel Terry and Emily Rachel Terry Fleming are one and the same person.


Said conveyance does not constitute the homestead of the Grantor named herein.

No title search was performed by the preparer of this conveyance and none requested by the Grantors or Grantee herein. Said information was provided by the parties.

**TO HAVE AND TO HOLD** to the said Grantees, his/her of their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his/her of their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, his/her of their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this  
24 of April, 2009.

  
EMILY RACHEL TERRY FLEMING

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **EMILY RACHEL TERRY FLEMING** whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of April, 2009.

  
NOTARY PUBLIC