

\$10,000.00 (22)

This instrument was prepared without benefit
of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
1235 Sunset View Dr.
Akron, OH 44313

WARRANTY DEED

STATE OF ALABAMA


20100802000246240 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
08/02/2010 04:19:26 PM FILED/CERT

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Annie Bell Tolbert Shelton, unmarried (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Angela D. Shelton (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the SW corner of the NW¼, Section 17, Township 22 South, Range 3 West; thence S 88° 30' E, 351 feet to a point; thence S 78° 20' E, 290.95 feet to the East right of way line of the Norfolk-Southern Railroad to a point; thence N 86° 47' E, 279 feet to point of beginning of parcel to be described; thence continue S 86° 47' E, 200 feet; thence N 06° 14' E, 221.2 feet to a point; thence N 14° 05' E, 108.39 feet; thence N 26° 02' E, 186 feet; thence N 48° 04' E, 122.6 feet; thence N 22° 16', 37.85 feet to a point; thence N 45° 29' 46" W, 200.44 feet; thence 72° 25' W, 107.11 feet, thence S 19° 35' 31" W, 400.41 feet; thence S 04° 20' W, 220 feet to point of beginning. Containing ±3.577 acres.

All according to a survey by James W. Calhoun, Ala PLS #9426, on March 28, 1996. Being the same property conveyed by deed recorded as Instrument #1998-08506 in the Probate Office of Shelby County, Alabama.

GRANTOR is one and the same as Annie B. Shelton and Annie Belle Tolbert Shelton.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators

Shelby County, AL 08/02/2010

State of Alabama

Deed Tax : \$10.00

shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 2nd day of August, 2010.

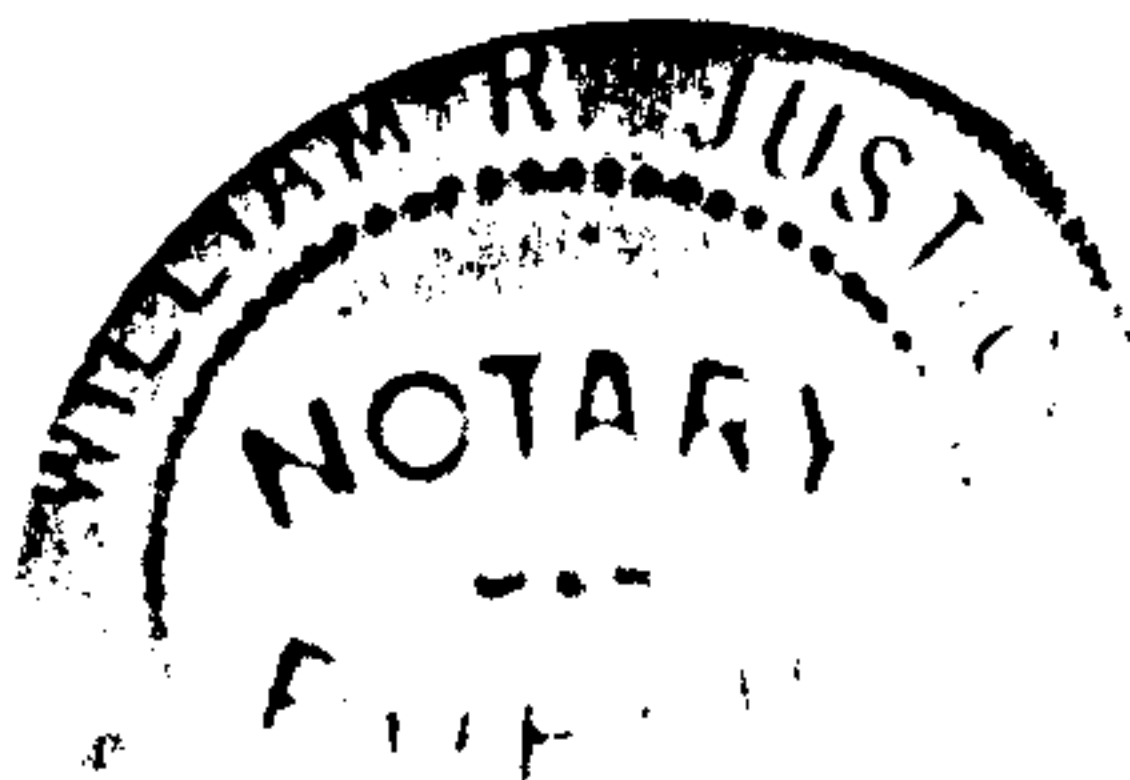
Annie Bell Tolbert Shelton
Annie Bell Tolbert Shelton

by Angela Shelton
Angela Shelton as attorney in fact pursuant to
a Durable Power of Attorney executed April
27, 2009

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Angela Shelton, whose name as Attorney in Fact for Annie Bell Tolbert Shelton is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she in her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of August, 2010.



William R. Justice
Notary Public