

VALUE: 5000.00 *JA*

SEND TAX NOTICE TO:

Janis M. Rowe Hill

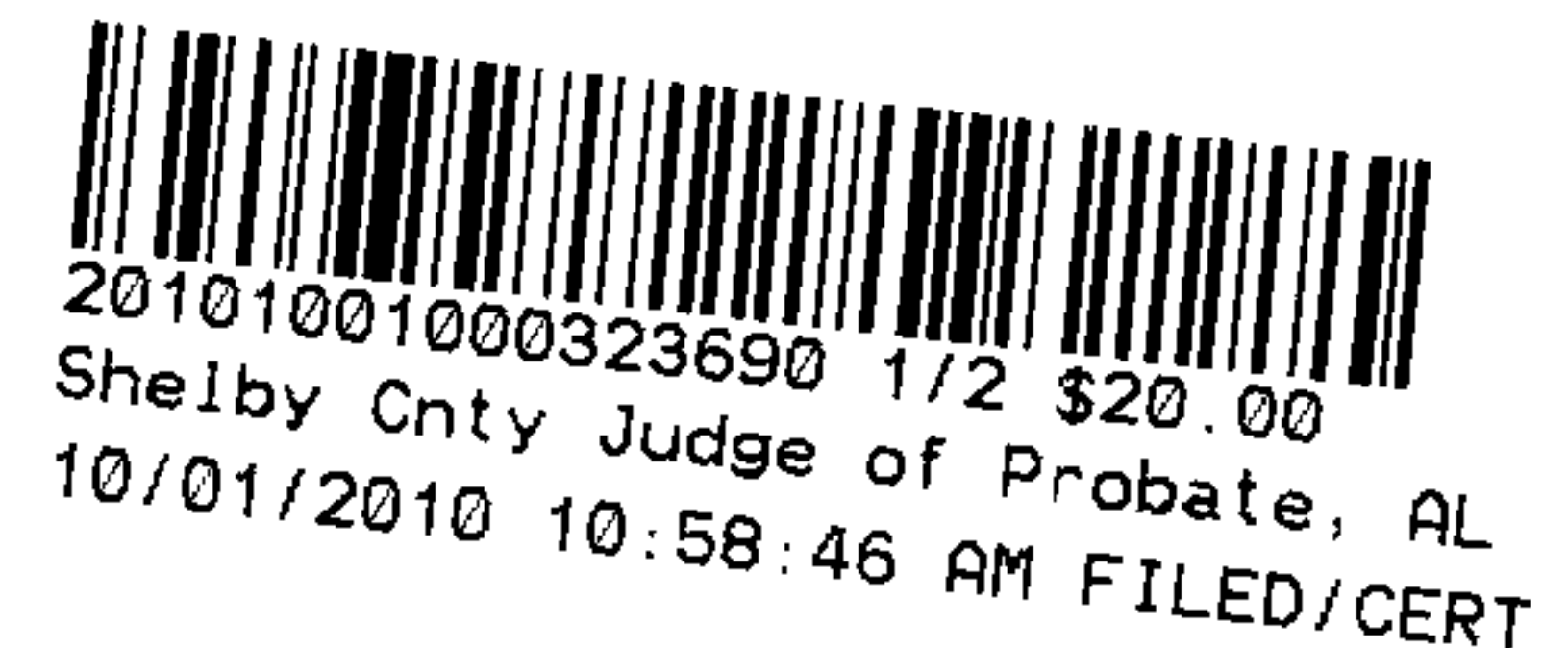
48 Rowe Hill Circle

Wilsonville, AL 35186

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY



Shelby County, AL 10/01/2010
State of Alabama
Deed Tax : \$5.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and Love and Affection to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Mary Rowe**, widow of James W. Rowe (herein referred to as Grantor), grant, bargain, sell, and convey unto **Janis M. Rowe Hill** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by Grantor herein for the purpose of identification.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1 day of October, 2010.

Mary Rowe (SEAL)
Mary Rowe

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mary Rowe**, widow of James W. Rowe, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of October, 2010.

Frank Ellis
Notary Public

Exhibit "A"

20101001000323690 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
10/01/2010 10:58:46 AM FILED/CERT

Parcel One:

A lot in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, described as follows: Commence at the NE corner of Section 25, Township 21 South, Range 1 West; thence run South along the East line of section 25, a distance of 1304.00 feet; thence turn an angle of 108 deg. 32 min. to the right and run a distance of 298.27 feet; thence turn an angle of 3 deg. 24 min. to the left and run a distance of 853.18 feet to the point of beginning, being a point on the North right of way line of the Kingdom Road and the SE corner of the Jimmy Rowe lot; thence turn an angle of 68 deg. 30 min. to the right and run along the East line of the Jimmy Rowe lot a distance of 210.00 feet; thence turn an angle of 79 deg. 50 min. to the left and run along the North line of the Jimmy Rowe lot a distance of 105.00 feet; thence turn an angle of 79 deg. 50 min. to the right and run a distance of 30.00 feet; thence turn an angle of 100 deg. 10 min. to the right and run a distance of 182.00 feet; thence turn an angle of 79 deg. 50 min. to the right and run a distance of 240.00 feet to the North right of way line of the Kingdom Road; thence turn an angle of 100 deg. 10 min. to the right and run along said right of way line a distance of 77.00 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

Parcel Two:

Commence at the NE corner of Section 25, Township 21 South, Range 1 West, thence run South along the East line of Sec. 25 a distance of 1304.00 ft., thence turn an angle of 108 deg. 32 min. to the right and run a distance of 298.27 ft., thence turn an angle of 13 deg. 24 min. to the left and run a distance of 853.18 ft., to a point on the North R.O.W. line of the Columbiana - Kingdom Hwy., and the point of beginning, thence turn an angle of 68 deg. 30 min. to the right and run a distance of 210.00 ft., thence turn an angle of 79 deg. 50 min. to the left and run a distance of 105.00 ft., thence turn an angle of 100 deg. 10 min. to the left and run a distance of 210.00 ft., to the North R.O.W. line of said Hwy., thence turn an angle of 79 deg. 50 min. to the left and run along said R.O.W. line a distance of 105.00 ft. to the point of beginning. Situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

Signed for identification:

Mary Rowe
Mary Rowe