

This Instrument was Prepared by:

Send Tax Notice To: Myra C. Howell

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

801 Mooney Rd.
Columbiana, AL 35051

File No.: MV-17-23767

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

20170503000153680 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
05/03/2017 02:46:25 PM FILED/CERT

That in consideration of the sum of **Fourteen Thousand Dollars and No Cents (\$14,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Karen Diehl**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Myra C. Howell**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantor herein or her spouse.

\$20,800.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 1st day of May, 2017.



Karen Diehl

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Karen Diehl, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of May, 2017.



Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

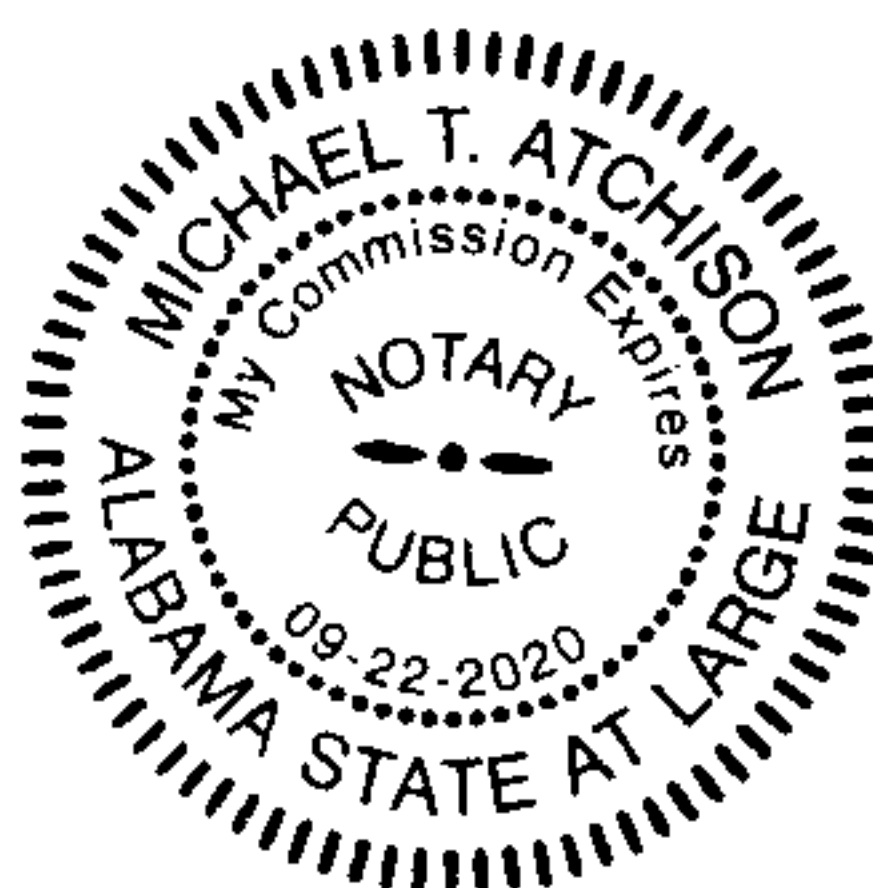


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being situated in the Southeast Quarter of the Northeast Quarter of Section 36, Township 21 south, Range 1 West, more particularly described as follows; Commence at the Northeast corner of the Southeast quarter of the Northeast quarter of Section 36, Township 21 South, Range 1 West, for a point of beginning; thence run South along the East line for a distance of 1012.7 feet to a point on the northerly right of way line of a county paved road; thence run North 53 degrees 24 minutes West along said road right of way for a distance of 357.4 feet; thence run North 6 degrees 12 minutes 24 seconds East for a distance of 804.1 feet to a point on the North line of said forty; thence run North 89 degrees 56 minutes East along said forty line for a distance of 200.0 feet to the point of beginning.

LESS AND EXCEPT one acre of land more particularly described as follows: Begin at the Northeast corner of the Southeast quarter of the Northeast quarter, Section 36, Township 21 South, Range 1 West and run South along the East boundary line of said Section 36, a distance of 523.73 feet to the point of beginning; thence turn angle of 90 degrees 00 minutes to the right and run West a distance of 65.0 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run South a distance of 207.26 feet to a point; thence turn an angle of 37 degrees 35 minutes 36 seconds to the right and run South 37 degrees 35 minutes 36 seconds West a distance of 187.44 feet to a point on the Northeast right of way line of County Highway 78; thence turn an angle of 90 degrees 00 minutes 36 seconds to the left and run South 53 degrees 24 minutes 00 seconds East along the said right of way line a distance of 223.39 feet to a point; thence turn an angle of 126 degrees 36 minutes 00 seconds to the left and run North a distance of 488.97 feet to the point of beginning; being situated in Shelby County, Alabama.



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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1