

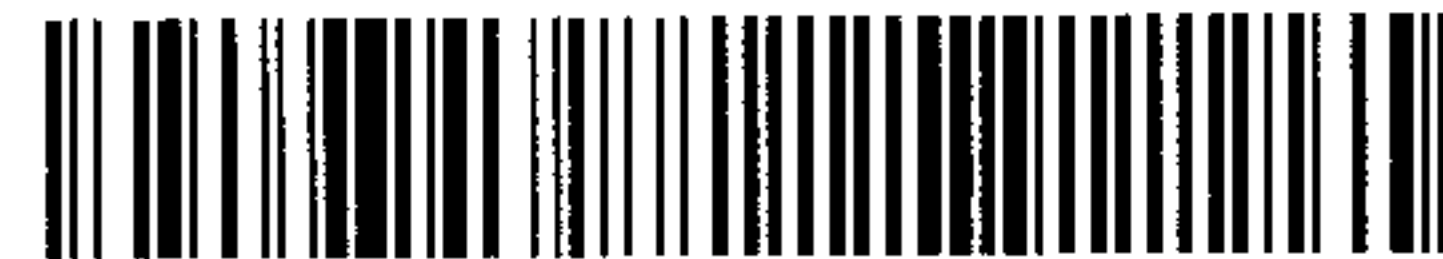
W. Bruce White
600 Title Building
Birmingham, Alabama 35203

737/

W A R R A N T Y D E E D

STATE OF ALABAMA)

JEFFERSON COUNTY)



19750904000048240 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/04/1975 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-seven Thousand Five Hundred and no/100 (\$27,500.00) Dollars, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, CHARLES R. BYRD, TRUSTEE, UNDER INSTRUMENT OF TRUST, DATED JANUARY 1, 1946, RECORDED IN VOLUME 3874, AT PAGE 306, IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA (herein referred to as "Grantor") grant, bargain, sell and convey unto JOHN E. MEON (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land situated in the SE 1/4 of SW 1/4, Section 30, Township 19 South, Range 2 West, more particularly described as follows: Commence at the SW corner of the SE 1/4 of the SW 1/4, Section 30, Township 19 South, Range 2 West; thence run north along the west boundary of said 1/4-1/4 section for a distance of 320.85 feet to the point of beginning of tract herein described; thence continue north along the same course for a distance of 260.85 feet to the southeasterly right of way line of Valley Dale Road; thence turn an angle of 57° 30' to the right and run along said right of way line in a northeasterly direction for a distance of 393.94 feet; thence turn an angle of 122° 28' 56" to the right and run in a southerly direction for a distance of 260.80 feet; thence turn an angle of 57° 31' 04" to the right and run in a southwesterly direction for a distance of 394.03 feet to the point of beginning.

Subject to the following:

- 1) Rights granted to Alabama Power Company as shown by instrument recorded in Deed Volume 139, page 157; Deed Volume 167, page 104; and Deed Volume 101, page 523, in the Probate Office of Shelby County, Alabama.
- 2) All mineral, mining rights and privileges granted by instrument recorded in Deed Volume 5, page 706, in said Probate Office.
- 3) Advalorem taxes for the now current tax year which Grantee assumes and agrees to pay.

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TO HAVE AND TO HOLD to the said Grantee, his successors and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto signed my name as such Trustee this 2 day of September, 1975.

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Charles R. Byrd, as Trustee
CHARLES R. BYRD, TRUSTEE, UNDER INSTRUMENT OF TRUST, DATED JANUARY 1, 1946, RECORDED IN VOLUME 3874, AT PAGE 306, IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that CHARLES R. BYRD, whose name as TRUSTEE, UNDER INSTRUMENT OF TRUST, DATED JANUARY 1, 1946, RECORDED IN VOLUME 3874, AT PAGE 306, IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA, 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, he, in his capacity as such Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of August, 1975.

September

Louisa Dumas
Notary Public