

PREPARED BY: HARRISON AND CONWILL

4622

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Sixty-eight Thousand and no/100 Dollars to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I, C. H. Fulton, a widower, (herein referred to as grantor, whether one or more), grants, bargains, sells and conveys unto George B. Juneman, an individual, an undivided one-fourth interest; J. B. Monzella III, an individual, an undivided one-fourth interest; and F. F. & B. Enterprises, a partnership, an undivided one-half interest, in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land lying the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 12, Township 21 South, Range 3 West and more particularly described as follows: Starting at the southeast corner of the said SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 12, Township 21 South, Range 3 West, which is the point of beginning, run westerly along the south boundary line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 712.0 feet to the west right-of-way of a telephone line which runs 50.0 feet west of, and parallel to a power line; thence run northwesterly along the said R/O/W of the said telephone line a distance of 295.0 feet to a point on the said west R/O/W of said telephone line; thence run westerly along a line parallel to the said south boundary line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 300.0 feet to an iron marker on the northeast R/O/W fence of Interstate Highway 65; thence run northwesterly along said R/W fence of said Interstate Highway 65 a distance of 405.3 feet to a concrete R/W marker at a fence corner marking the intersection of the northeast R/O/W of Interstate Highway 65 with the west boundary line of the said SW $\frac{1}{4}$ of NE $\frac{1}{4}$; thence run north 47 deg. 30 min. East a distance of 107.0 feet to an iron marker on northwest side of a chert road; thence run northeasterly along said northwest side of said chert road a distance of 1003.0 feet to an iron marker on the north side of a curve in the north side of said chert road; thence run north 76 deg. 30 min. east a distance of 85.0 feet to a concrete highway marker where the southwest R/W of U. S. Highway 31 crosses the north boundary line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$; thence run southeasterly along the said southwest R/W of said U. S. Highway 31 a distance of 1320 feet to a point on the said southwest R/W of said U. S. Highway 31 in the said SE $\frac{1}{4}$ of NE $\frac{1}{4}$; thence run south 39 deg. 00 min. West a distance of 252.4 feet to the point of beginning. Said parcel of land lies in the said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 12, Township 21 South, Range 3 West and contains 22.7 acres, more or less. EXCEPT any portion of the above property lying north of the 40 line established by Coulter & Gay Survey dated May 8, 1974.

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



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Shelby Cnty Judge of Probate, AL
11/28/1977 12:00:00AM FILED/CERT

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And I do, for myself and for my heirs, executors and administrators, covenant with said grantees, his, her or their 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 heirs, executors and administrators shall warrant and defend the same to the said grantee, his, heir or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of November, 1977.

C. H. Fulton (SEAL)
C. H. Fulton

State of Alabama
Shelby County

I, the undersigned authority, a Notary Public in and for the said State of Alabama at Large, hereby certify that C. H. Fulton, a widower, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of November, 1977.

Harold E. Harrison
Notary Public

19771128000126020 2/2 \$.00
Shelby Cnty Judge of Probate, AL
11/28/1977 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

NOV 28 AM 11:13

Judge of Probate

Deed	17.00
Rec.	3.00
Ind.	1.00
	21.00

See mtg. 371-682