

THIS INSTRUMENT PREPARED

6892

19780126000009810 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/26/1978 12:00:00AM FILED/CERT

NAME James J. Odom, Jr.
ADDRESS 620 North 22nd Street, Birmingham, Alabama
WARRANTY DEED (Without Survivorship) ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration Two Hundred, Twenty-seven Thousand, Five Hundred and No/100
DOLLARS

to the undersigned grantor Mark H. Acton, Jr. and wife, Minnie Lee Acton,

in hand paid by Parker Supply Company, Inc.

the receipt whereof is acknowledged we the said Mark H. Acton, Jr. and wife,

do grant, bargain, sell and convey unto the said Parker Supply Company, Inc.

the following described real estate, situated in Shelby County, Alabama,

to-wit: Commence at the Southwest corner of the Southwest One Quarter of the Northwest One Quarter of Section 13, Township 20 South, Range 3 West; run thence in an Easterly direction along the South line of said quarter-quarter section for a distance of 552.40 feet to a point on the Easterly right-of-way line of U.S. Highway No. 31, said point being the point of beginning. From the point of beginning thus obtained, thence continue in an Easterly direction along last described course for a distance of 577.75 feet; thence turn an angle to the left of 73 degrees 36 minutes 45 seconds and run in a Northeasterly direction for a distance of 882.65 feet; thence turn an angle to the left of 90 degrees to the tangent of the following described course, said course being situated on a curve to the left having a central angle of 17 degrees, 30 minutes and a radius of 619.71 feet; thence run along the arc of said curve to the left in a northwesterly and westerly direction for a distance of 189.28 feet to the end of said curve; thence run along the tangent if extended to said curve in a westerly direction for a distance of 396.01 feet to a point to the southeasterly right of way line of U.S. Highway No. 31; thence turn an angle to the left of 64 degrees, 23 minutes, 03 seconds said angle being measured to the chord of a spiral curve, said spiral curve being the southeasterly right of way line of U.S. Highway No. 31; thence run along said spiral curve for a distance of 226.77 feet to the end of said spiral; thence turn an angle to the left from the chord of last described spiral curve to the chord of the following described course of 11 degrees 39 minutes, 48 seconds, said following course being situated on a curve to the left having a central angle of 17 degrees, 42 minutes, 25 seconds and a radius of 2,191.83 feet; thence run along the arc of said curve to the left continuing in a Southwesterly direction along the southeasterly and easterly right of way line of U.S. Highway 31 for a distance of 677.37 feet to the point of beginning. \$106,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously.

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

herewith

And X (we) do, for ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will and ~~XX~~ (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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal S this 13th day of January 19 78.

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

Rec. 121.00
1.50 1978 JAN 26 AM 9:46
123.00

State of ALA BAMA Judge of Probate
General Acknowledgement

JEFFERSON COUNTY
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark H. Acton, Jr. and wife, Minnie Lee Acton, whose name S are signed to the foregoing conveyance, and who are know to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of January A. D., 19 78.