

595

SEND TAX NOTICE TO:

This instrument was prepared by
(Name) Dale Corley
(Address) 1933 Montgomery Highway

Beverly F. Williamson
120 Hunters Point Circle
Birmingham, Alabama

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of... Seventeen Thousand Five Hundred and no/100 Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Bennie C. Day and wife, Janet L. Day

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Beverly F. Williamson

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 9, Hunter's Point, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 7, Page 24, LESS AND EXCEPT, the following part of Lot 9, said part being more particularly described as follows: Beginning at the Northeast corner of Lot 9, that is on the East right-of-way line of Hunter's Point Circle, run in a southeasterly direction along the line common to Lots 8 and 9 for a distance of 107.00 feet to an existing iron corner; thence turn an angle to the right of 19 deg. 35 min. and run in a Southeasterly direction for a distance of 12.45 feet; thence turn an angle to the right of 149 deg. 55 min. 45 sec. and run in a Northwesterly direction for a distance of 115.75 feet; thence turn an angle to the left of 90 deg. and run in a Southerly direction for a distance of 3 feet; thence turn an angle to the right of 90 deg. and run in a Westerly direction for a distance of 3 feet; thence turn an angle to the right of 90 deg. and run in a North-erly direction for a distance of 3 feet; thence turn an angle to the left of 90 deg. and run in a Westerly direction for a distance of 10.66 feet to a point on the South right-of-way line of said Hunters Point Circle; thence turn an angle to the right and run in a Northeasterly direction along the curved right-of-way line of said Hunters Point Circle for a distance of 29.16 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Subject to: 1. Current taxes. 2. Building setback line of 35 feet reserved from Hunters Point Circle as shown by plat. 3. Public utility easements as shown by recorded plat, including 10' easement on South side of lot and 7.5' easement on northwest side of lot. 4. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 310, Page 209, in said Probate Office.
\$12,500.00 of the purchase price recited above was paid from a purchase money 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 ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (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 persons.

IN WITNESS WHEREOF, we have hereunto set OUR hands(s) and seal(s), this 12th day of January, 19 82.

STAMP: TAX \$5.00, STATE OF ALA, SHELBY CO. (Seal)
Dec 1.80, I CERTIFY THIS (Seal)
Ind 1.00, INSTRUMENT WAS FILED (Seal)
7.50 1982 JAN 27 AM 9:36 (Seal)
see Htg H18-32 (Seal)
NORTH CAROLINA JUDGE OF PROBATE

Signature: Bennie C. Day (Seal)
Bennie C. Day (Seal)
Signature: Janet L. Day (Seal)
Janet L. Day (Seal)

STATE OF ALABAMA }
Guilford COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bennie C. Day and wife, Janet L. Day whose name S are signed to the foregoing conveyance, and who are known 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 12th day of January, A. D., 19 82.

CORLEY, HUGHES, & ... ATTORNEYS
1933 MONTGOMERY HIGHWAY
BIRMINGHAM, ALABAMA 35209

Signature: John B. Green
Notary Public