

HARRISON, CONWILL & HARRISON
P. O. BOX 557
Columbiana, Alabama 35051

19821217000147050 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
12/17/1982 00:00:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and no/100 Dollars (\$1,000.00) and the assumption of the unpaid balance due on mortgage recorded in Mortgage Book 386, Page 290 and assigned in Misc. BK 28, Page 291, in the Probate Office of Shelby County, Alabama.
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Veronica Davis and husband, Johnny W. Davis

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

Ben Casey Frederick, Jr. and Ben Casey Frederick, Sr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a Westerly direction along the North line of said Section a distance of 660.24 feet to the point of beginning of the herein described parcel; thence deflect 93 degrees 03 minutes 29 seconds to the left and run in a Southeasterly direction a distance of 202.00 feet to a point; thence turn an interior angle of 266 degrees 56 minutes 31 seconds and run to the left in an Easterly direction a distance of 240.00 feet to a point; thence turn an interior angle of 93 degrees 03 minutes 29 seconds and run to the right in a Southeasterly direction a distance of 325.54 feet to a point; thence turn an interior angle of 86 degrees 56 minutes 31 seconds and run to the right in a Westerly direction a distance of 260.00 feet to a point; thence turn an interior angle of 93 degrees 03 minutes 29 seconds and run to the right in a Northwesterly direction a distance of 527.54 feet measured (525 feet deed) to point on the North line of said Section; thence turn an interior angle to 86 degrees 56 minutes 31 seconds and run to the right in an Easterly direction a distance of 20.00 feet, more or less, to the point of beginning of the herein described parcel.

ALSO, an easement for water lines as they presently exist from the Westover Water & Fire Protection Authority serving the above described property now situated across the following described property in Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a Westerly direction along the North line of said Section a distance of 420.24 feet to the point of beginning of the herein described parcel; thence continue along said line a distance of 240 feet to a point; thence turn an interior angle of 86 degrees 56 minutes 31 seconds and run to the left in a Southerly direction a distance of 202.00 feet to a point; thence turn an interior angle of 93 degrees 03 minutes 29 seconds and run to the left in an Easterly direction a distance of 240 feet to a point; thence turn an interior angle of 86 degrees 56 minutes 31 seconds and run to the left in a Northerly direction a distance of 202 feet to the point of beginning of the herein described parcel.

Situated in Shelby County, Alabama.

SEE REVERSE SIDE FOR REMAINDER OF DESCRIPTION

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 16th
day of December, 19 82

(SEAL) Veronica Davis (SEAL)
(SEAL) Johnny W. Davis (SEAL)
(SEAL) _____ (SEAL)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that
Veronica Davis and husband, Johnny W. Davis

a Notary Public in and for said County,

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 16th day of December

A.D. 1982

From the Northwest corner of Section 28, Township 19 South, Range 1 East, run East along the North boundary of said Section a distance of 597.28 feet to the point of beginning; thence right 104 deg. 09 min. a distance of 584.43 feet; thence left 83 deg. 10 min. a distance of 927.07 feet; thence left 111 deg. 28 min. a distance of 355.48 feet; thence left 87 deg. 59 min. a distance of 680.99 feet; thence right 88 deg. 05 min. a distance of 525.0 feet; thence left 88 deg. 02 min. a distance of 39.63 feet to the point of beginning, all lying in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 28, Township 19 South, Range 1 East.

There is EXCEPTED herefrom the following described lot: From the Northwest corner of Section 28, Township 19, Range 1 East, run East along the North boundary of said Section a distance of 597.28 feet to the point of beginning; thence continue in a straight line a distance of 19.63 feet; thence right 88 deg. 02 min. a distance of 285.13 feet; thence right 67 deg. 48 min. a distance of 109.17 feet; thence right 126 deg. 12 min. a distance of 337.06 feet to the point of beginning.

BOOK 344 PAGE 123

1982 DEC 17 AM 11:03

Deed TAX 1.00
Rec 3.00
Ind 1.00
5.00

WARRANTY DEED

Recording Fee \$
Deed Tax \$
\$

This Deed furnished by

HARRISON, CONWILL & HARRISON
P. O. BOX 557
Columbiana, Alabama 35051