

157  
This instrument was prepared by

(Name) Gene W. Gray, Jr.

(Address) 110 Office Park Drive, Suite 230, Birmingham, AL

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY-THREE THOUSAND 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,

John A. Hines, Jr., a married man

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

William Ray Henry

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

See Exhibit "A" attached hereto and made a part hereof.

The property conveyed herein is not the homestead of the grantor.

\$39,000.00 of the consideration recited above was paid from the proceeds of a loan closed simultaneously herewith.

BOOK 347 PAGE 556

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 I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 2nd day of June, 1983.

(Seal)

(Seal)

(Seal)

John A. Hines, Jr.

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the Undersigned, a Notary Public in and for said County, in said State, hereby certify that John A. Hines, Jr., 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 2nd day of June, A.D., 1983.

ENGEL, HUNTON, MOSES AND JOHANSON

ATTORNEYS AT LAW

FOUR FLOOR, WATT'S BUILDING

Public.

## EXHIBIT "A"

Part of the NE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at a point on the south line of Lot 13, Block 2, Cedar Grove Estates, a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 3, Page 53, said point on south line of said Lot 13 being at its intersection with the west right-of-way line of U.S. Highway #31 (being approximately 24.10 feet west of the original southeast corner of said Lot 13), run in a westerly direction along the south line of said Lot 13 for a distance of 83.27 feet; thence turn an angle to the left of 97 degrees 44 minutes and run in a southerly direction for a distance of 170.62 feet to a point on the north right-of-way line of Industrial Road (Shelby County Highway #66); thence turn an angle to the left of 82 degrees 11 minutes 20 seconds and run in a southeasterly direction along said north right-of-way line for a distance of 60.31 feet to a point of intersection with the west right-of-way line of U.S. Highway #31; thence turn an angle to the left of 90 degrees 04 minutes 40 seconds and run in a northerly direction along said west right-of-way line of U.S. Highway #31 for a distance of 169.15 feet to the point of beginning. Also, the south 5.00 feet of said Lot 13, Block 2, Cedar Grove Estates less and except that part taken for highway right-of-way.

Subject to the following:

1. Taxes due and payable October 1, 1983.
2. Rights acquired by Shelby County for road purposes over property described in condemnation Lis Pendens recorded at Lis Pendens Volume 4, Page 462, in the Office of Shelby County, Alabama, dated April 19, 1968.
3. Transmission line permits to Alabama Power Company recorded in the Probate Office of Shelby County, Alabama, in Deed Book 103, Page 54; in Deed Book 138, Page 434; in Deed Book 134, Page 25; in Deed Book 160, Page 64; in Deed Book 176, Page 377; in Deed Book 170, Page 252; and in Deed Book 160, Page 66.
4. Easements or rights of way to Shelby County recorded in Probate Office of Shelby County, in Deed Book 167, Page 236; in Deed Book 167, Page 242; in Deed Book 102, Page 446; and Deed Book 167, Page 380; and in Deed Book 167, Page 234.
5. Permit to American Telephone & Telegraph Company recorded in said Probate Office in Deed Book 168, Page 473 and 474 in Shelby County, Alabama.
6. Easement to Postal Telegraph & Cable Company recorded in Deed Book 80, Page 44, in the Probate Office of Shelby County, Alabama.
7. Permit to Southern Bell Telephone & Telegraph Company recorded in Deed Book 175, Page 409, in said Probate Office.

RECEIVED BY SHELBY CO.  
DEED BY THIS  
COUNTY CLERK  
JUN 4 31-910  
1983 JUN -3 AM 10:47

Thomas A. Hines, Jr.  
JUDGE OF PROBATE

Deed tax 4.00  
Rec. 3.00  
Ind. 1.00  
8.00

John A. Hines, Jr.  
JOHN A. HINES, JR.