

SEND TAX NOTICE TO:

(Name) William H. Shepherd
1249 Lincova Drive
(Address) Birmingham, Alabama 35216

1271

This instrument was prepared by

(Name) William A. Jackson, Attorney
2204 Lakeshore Drive, Suite 320
(Address) Birmingham, Alabama 35209

Form 1-1-27 Rev. 1-46

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Five 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,

William R. Chappell and wife, Frances Chappell

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

William H. Shepherd

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

Lot 12, Mockingbird Hill, being more particularly described as follows: A part of the SW-1/4 of the SE-1/4 of Section 13, Township 22 South, Range 1 East, described as: Begin at the NW corner of said SW-1/4 of the SE-1/4; thence Southwardly along the West line of said SW-1/4 of the SE-1/4 a distance of 110 feet to a point which is the point of beginning; thence at a deflection angle of 95° 08' to the left, a distance of 186.6 feet to a point; thence at a deflection angle of 125° 14' to the right a distance of 103.3 feet to a point; thence at a deflection angle of 48° 23' to the right a distance of 138.3 feet to a point on the West line of said SW-1/4 of the SE-1/4; thence Northwardly along the said West line of said forty a distance of 100 feet to the point of beginning.

ALSO, Lot 13, Mockingbird Hill, being more particularly described as follows: Beginning at the NW corner of the SW-1/4 of the SE-1/4 of said Section 13; thence Eastwardly along the North line of said forty a distance of 175.5 feet to a point; thence at a deflection angle of 81° 56' to the right a distance of 90 feet to a point; thence at a deflection angle of 92° 05' to the right a distance of 186.6 feet to a point on the West line of said forty; thence Northwardly along the West line of said forty a distance of 110 feet to the point of beginning.

Subject to easements and restrictions of record.

\$15,000.00 of the purchase price recited above was paid from a 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 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, WE have hereunto set OUR hands(s) and seal(s), this 25th day of March, 19 85.

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

1985 MAR 26 AM 9:38

JUDGE OF PROBATE

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William R. Chappell and wife, Frances Chappell whose name are 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 25th day of March, A. D., 19 85.

Notary Public.