

882

(Name) Sara C. Crumpton
Highway 25
(Address) Wilsonville, Alabama 35186

This instrument was prepared by
(Name) Mike T. Atchison, Attorney at Law
(Address) Post Office Box 822
Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-88
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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

That in consideration of Sixty-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,
James Lewis Bolton and wife, Peggy Bolton

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

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

SEE REVERSE SIDE FOR LEGAL DESCRIPTION.

SUBJECT TO:

1. 1985 ad valorem taxes.
2. Right of way to Highway 25 as recorded in Deed Book 90, Page 112, in Probate Office.
3. Right of way to Spearman Street as set forth in dedication recorded in Deed Book 199, Page 504.
4. Transmission line permit to Alabama Power Company as recorded in Deed Book 226, Page 541.

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James Lewis Bolton is one and the same person as James L. Bolton.

\$60,000.00 of the above consideration was paid from a mortgage recorded 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 16th day of May, 1985.

.....(Seal) James Lewis Bolton (Seal)
James Lewis Bolton

.....(Seal) Peggy Bolton (Seal)
Peggy Bolton

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Lewis Bolton and Peggy Bolton, husband and wife whose names 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 May, A. D., 1985.

(SRAL)

[Signature]

[Signature]

Public.

LEGAL DESCRIPTION

PARCEL ONE:

Commence at the Northwest corner of Section 6, Township 21 South, Range 2 East, and run along said Section line North 89 deg. 30 min. East 660 feet; thence South 00 deg. 37 min. West 660 feet; thence North 89 deg. 30 min. East 313.20 feet, more or less, to the Westerly right of way line of Alabama Highway No. 25; thence turn to the right forming an angle of 147 deg. 03 min. to the right and run in a Southeasterly direction 66 feet across said right of way of said Highway to the Northmost corner of Basil Smith lot; thence continue in the same direction along the Northeasterly line of said Smith lot 216.14 feet to the Eastmost corner of said Smith lot; thence turn 90 deg. angle to the left and run 257 feet to the Eastmost corner of B.D. Beavers lot to the point of beginning of the land herein conveyed; thence continue in the same direction to the Southwesterly line of Spearman Street; thence run along same in a Northwesterly direction to the Southeasterly line of Alabama Highway 25; thence along same in a Southwesterly direction 288 feet, more or less, to the Northmost corner of said Beavers lot; thence run Southeasterly along the line of said Beavers lot 216.14 feet to the point of beginning.

PARCEL TWO:

Commence at the Northwest corner of Section 6, Township 21 South, Range 2 East and run along said Section line North 89 deg. 30 min. East 660 feet; thence South 00 deg. 37 min. West 660 feet; thence North 89 deg. 30 min. East 313.20 feet, more or less, to the Westerly right of way line of Alabama Highway No. 25; thence turn to the right forming an angle of 147 deg. 03 min. to the right and run in a Southeasterly direction 66 feet across said right of way of said Highway to the Northmost corner of Basil Smith lot; thence continue in the same direction along the Northeasterly line of said Smith lot 216.14 feet to the Eastmost corner of said Smith lot; thence turn 90 deg. angle to the left and run 257 feet to the Eastmost corner of B.D. Beavers lot to the point of beginning; thence continue in the same direction a distance of 275 feet to a point 20 feet South of the center of the present paved Spearman Street; thence turn an angle of 87 deg. 44 min. to the right and run in an Easterly direction along a line 20.0 feet South of the center of the said present paved Spearman Street a distance of 130.15 feet to a point; thence turn an angle of 92 deg. 16 min. to the right and run in a Southerly direction a distance of 280.0 feet to a point; thence turn an angle of 90 deg. to the right and run in a Westerly direction a distance of 130.0 feet to the point of beginning.

Situated in the Town of Wilsonville, Shelby County, Alabama.

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

1985 MAY 17 AM 9:59

John G. ...
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$ _____
Deed Tax	_____
Mineral Tax	_____
Recording Fee	500
Index Fee	100
TOTAL	\$ 600

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$