

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) 2032 Valleydale Road  
Birmingham, Alabama 35244

812  
This Form furnished by:  
**Cahaba Title, Inc.**  
Highway 31 South at Valleydale Road  
P. O. Box 689  
Pelham, Alabama 35124



Policy Issuing Agent for  
Safeoco Title Insurance Co.  
TELEPHONE: 988-5600

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-eight thousand Dollars and NO/100th (\$68,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Robert A. Wanniger and wife Carol M. Wanniger

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

Mildred Himes Robertson

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

Shelby County, Alabama, to-wit:

SEE ATTACHED

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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 11th day of November, 19 85

(SEAL)

Robert A. Wanniger

(SEAL)

Robert A. Wanniger

(SEAL)

Carol M. Wanniger

(SEAL)

Carol M. Wanniger

(SEAL)

(SEAL)

STATE OF Alabama

Shelby COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr. in said State, hereby certify that

a Notary Public in and for said County.

Robert A. Wanniger and Wife Carol M. Wanniger

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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of November, A.D. 1985

[Handwritten signature and notary seal]

Notary Public

The land referred to in this Commitment is described as follows:

A parcel of land lying in the N 3/4 of the NW 1/4 of the SW 1/4 of Section 22, Township 19 South, Range 1 East, described as follows: Beginning at a point 258.53 feet from the West section line in the NW 1/4 of the SW 1/4 of Section 22, Township 19 South, Range 1 East and proceeding due East for approximately 165.06 feet; then proceed on an azimuth of 150 deg. for approximately 775 feet; then proceed on an azimuth of 240 deg. for approximately 67.47 feet (West border of A.P. Co. right of way); then proceed on an azimuth of 150 deg. for approximately 324.34 feet to the South border of this parcel; thence proceed in a due Westerly direction an azimuth of 270 deg. for 865 feet to a point 48.86 feet East of the West section line of Section 22; then proceed in a Northerly direction along the East border of Shelby County Highway 55 right of way for approximately 1,036.50 feet to point of beginning; being situated in Shelby County, Alabama.

This description includes a 40 foot right of way that lies in the NW corner of this parcel from the highway 55 right of way to Alabama Power Company right of way. Mineral and mining rights excepted.

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Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

GRANTEES' ADDRESS : Route 1 Box 130, Sterrett, Alabama 35147

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

1985 NOV 14 AM 8:24

*Thomas A. J. ...*  
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>68.00</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>74.00</u>