

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS, That

JEFFERSON COUNTY)

IN CONSIDERATION of One Hundred and No/100 (\$100.00) Dollars and other good and valuable consideration to the undersigned grantors, Alexander W. Jones, Jr. and wife, Marjorie M. Jones, in hand paid by Edward Tutwiler Anderson, the receipt whereof is acknowledged, we, the said Alexander W. Jones, Jr. and wife, Marjorie M. Jones, do

GRANT, BARGAIN, SELL AND CONVEY unto Edward Tutwiler Anderson all of our right, title and interest in and to the following described property, situated in Shelby County, Alabama:

A parcel of land situated in the northeast quarter of the northeast quarter of Section 25, Township 18 South, Range 2 West, Shelby County, Alabama, said parcel being more particularly described as follows:

From the northwest corner of the northeast quarter of the northeast quarter of Section 25, Township 18 South, Range 2 West, run thence in an easterly direction along the north line of said quarter-quarter section for a distance of 458.21 feet; thence turn an angle to the right of 88°-14'-59" and run in a southerly direction for a distance of 250.34 feet; thence turn an angle to the left of 88°-14'-59" and run in an easterly direction for a distance of 400.00 feet; thence turn an angle to the right of 88°-14'-59" and run in a southerly direction for a distance of 65.00 feet; thence turn an angle to the right of 91°-45'-01" and run in a westerly direction for a distance of 792.00 feet more or less to the centerline of the Little Cahaba River and the point of beginning of the parcel herein described; thence turn an angle to the right of 180°-00'-00" and run in an easterly direction for a distance of 792.00 feet; thence turn an angle to the right of 88°-14'-59" and run in a southerly direction for a distance of 85.00 feet; thence turn an angle to the right of 76°-15'-00" and run in a southwesterly direction for a distance of 768.00 feet more or less to the center of the Little Cahaba River; thence run in a northwesterly direction along said centerline of the Little Cahaba River for a distance of 300.00 feet more or less to the point of beginning. Said parcel contains 3.37 acres more or less.

Mineral and mining rights excepted, including mineral and mining rights and rights incident thereto recorded in volume 3853, Page 466, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way of record.

TO HAVE AND TO HOLD, To the said Edward Tutwiler Anderson, his heirs, successors and assigns, forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Edward Tutwiler Anderson, his heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all liens and encumbrances; except as noted above and current ad valorem taxes; that we have a good and present right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall forever warrant and defend the same to the said Edward Tutwiler Anderson, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 12th day of September, 1986.

Alex W. Jones Jr. (SEAL)
Alexander W. Jones, Jr.

Marjorie M. Jones (SEAL)
Marjorie M. Jones

Not Bank

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Alexander W. Jones, Jr. and wife, Marjorie M. Jones, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12TH day of September, 1986.

Mary L. Allen
Notary Public

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

1986 SEP 25 AM 9:39

Thomas A. Shaw
JUDGE OF PROBATE

1. Deed Tax	\$ <u>1.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>7.00</u>

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