

760
JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

SEND THE NOTICE TO:

James R. Pratt, III
3421 Indian Lake Trail
Helena, AL 35080

This instrument was prepared by

(Name) James R. Pratt, III

(Address) 1000 City Federal Building
Birmingham, AL 35203

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of and pursuant to the last will and testament of Dorothy S. Pratt, case # 25-287

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James R. Pratt, III, as Executor of the Estate of Dorothy S. Pratt

✓ (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James R. Pratt, III

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

See attached sheet

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 8th day of October, 19 86.

(SEAL) James R. Pratt, III (SEAL)

James R. Pratt, III, as Executor
of the Estate of Dorothy S. Pratt

(SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

STATE OF ALABAMA

JEFFERSON COUNTY }

General Acknowledgment

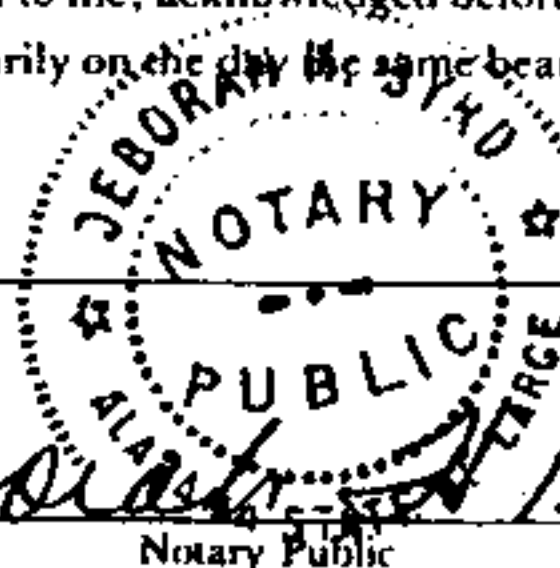
I, Deborah H. Byrd, a Notary Public in and for said County, in said State, hereby certify that James R. Pratt, III, as Executor of the Estate of Dorothy S. Pratt,

whose name(s) 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 8th day of October, A.D. 19 86

My Commission Expires: 10/5/88

1000 City Fed Bldg
B'ham AL 35203



From the southeast corner of the SW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West run northerly along the east boundary line of said 1/4-1/4 section for 671.53 feet; thence turn an angle of 90 degrees to the left and run westerly 330.0 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 90 degrees to the right and run northerly 18.06 feet; thence turn an angle of 71 degrees, 56 minutes, 15 seconds to the left and run northwesterly 66.97b feet; thence turn an angle of 56 degrees, 21 seconds to the left and run southwesterly 63.0 feet; thence turn an angle of 37 degrees, 56 minutes, 36 seconds to the right and run westerly 188.98 feet; thence turn an angle of 85 degrees, 04 minutes to the left and run southwesterly 62.22 feet to the point of curve to the right, said curve having the following characteristics: Intersection angle of 17 degrees, 45 minutes, a radius of 335.21 feet, and the length of curve being 103.85 feet. Thence from the point of above described curve run southwesterly along the arc of said curve 103.85 feet to the point of tangent of said curve; thence continue southwesterly along the tangent of above described curve for 101.10 feet to the point of curve to the left, said curve having the following characteristics: Intersection angle of 129 degrees, 20 minutes, a radius of 22.87 feet and the length of curve being 51.62 feet; thence from the point of the above described curve run southwesterly to northeasterly along the arc of said curve for 51.62 feet to the point of tangent of said curve; thence continue northeasterly along the tangent of said curve for 205.78 feet to the point of curve to the right, said curve having the following characteristics: Intersection angle of 26 degrees, 36 minutes, a radius of 268.82 feet and the length of curve being 124.8 feet; thence from the point of above described curve run northeasterly to southeasterly along the arc of above described curve for 124.8 feet to the point of tangent of above described curve; thence turn an angle of 94 degrees, 07 minutes, 15 seconds left of the tangent of above described curve and run northeasterly 221.49 feet to the point of beginning.

This land being a part of the SW 1/4 of the NW 1/4 of Section 36, T19S, R3W, and being 1.809 acres, more or less.

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

1986 OCT -8 PM 2:43

Roman A. Shivers, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	—
2. Mtg. Tax		—
3. Recording Fee		5.00
4. Indexing Fee		1.00
TOTAL		6.00

BOOK 094 PAGE 674