

This instrument was prepared by  
(Name) Mary F. Roensch  
(Address) 2925 Montevallo Rd, Birmingham, Ala 35223

1391



This Form furnished by:

**Cahaba Title, Inc.**

1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollars and Exchange of Property

12/12/86

Total Value  
\$15,000

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

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

Farris Land Company

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

Commence at the Southwest corner of the southwest one-quarter of the northwest one-quarter of Section 35, Township 20 South Range 3 West; thence run north along the west line of said quarter-quarter section line for a distance of 210.05 feet to the point of beginning; from the point of beginning thus obtained, thence continue along last described course for a distance of 827.26 feet; thence turn an angle to the right of 91 degrees 15 minutes 37 1/2 seconds and run in an easterly direction for a distance of 660.92; thence turn an angle to the right of 88 degrees 43 minutes 16 1/2 seconds and run south for a distance of 826.96 feet; thence turn an angle to the right of 91 degrees 14 minutes 51 seconds and run in a westerly direction for a distance of 661.17 feet to the point of beginning. Said parcel contains 12.55 acres.

The property conveyed herein does not constitute homestead property of the grantor herein.

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 12 day of December, 19 86.

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

1986 DEC 16 PM 2:15

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 150  
2. Mtg. Tax (SEAL)  
3. Recording Fee 250  
4. Indexing Fee 100  
TOTAL 18.50

Mary F. Roensch  
Mary F. Roensch

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, Darnie L. Brown  
in said State, hereby certify that Mary F. Roensch

a Notary Public in and for said County,

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

Given under my hand and official seal this 12th day of December, 19 86.

Darnie L. Brown  
Notary Public

my commission expires June 17, 1989