

1828

Grant address
P.O. Box 831
Columbiana, AL 35051

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-eight Thousand Three Hundred Thirteen and 66/100 Dollars (\$68,313.66) and assumption by Grantee of unpaid indebtedness secured by mortgage to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Waymon D. Rasco, Jr., married

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

Jon Patrick Shugrue

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

An undivided one-half interest in and to:
A part of S½ of SE¼ of Section 13, Township 22 South, Range 1 West described as follows: To find the point of beginning, start at the Northwest corner of Block 2 according to Safford's Map of Town of Shelby, Thence Northwardly along the extension Northwardly of the West line of said Block 2 a distance of 141.3 feet to a point on the center line of the L & N Railroad; thence Eastwardly along the center line of said Railroad a distance of 305 feet to a point; thence Northwardly at a deflection angle of 90 degrees a distance of 25 feet to a point on the North line of the right-of-way of said railroad which is the point of beginning; thence Eastwardly along the North line of said Railroad right-of-way a distance of 1040 feet to a point; thence Northwardly at a deflection angle of 90 degrees to the left a distance of 325 feet to a point; thence Westward at a deflection angle of 90 degrees 07 minutes to the left a distance of 1058.1 feet to a point; thence Southward with a deflection angle of 97 degrees 13 minutes to the left a distance of 175 feet to a point; thence continue Southwardly with a deflection angle of 9 degrees 13 minutes to the right a distance of 150 feet to point of beginning, LESS AND EXCEPT any of the following located on the above: Begin at the point of beginning of the above describe land which point is on the North line of the right-of-way of the L & N Railroad; thence Northwardly at right angle to said right-of-way a distance of 150 feet to a point; thence with a deflection angle of 55 degrees 26 minutes to the right a distance of 286 feet to a point which is the point of beginning; thence Northwardly a distance of 72 feet to a point; thence Eastwardly a distance of 49 feet to a point; thence Southwardly a distance of 99 feet to a point on the North line of a public road; thence Westwardly along said public road a distance of 48.4 feet to a point; thence Northwardly a distance of 31 feet and enclosing the old furnace chimney; also LESS AND EXCEPT any and all existing right-of-way and easements. This land is not the homestead of Grantors. Subject to mortgages, easements, and encumbrances of record. TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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*SEE REVERSE SIDE

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 22nd day of September, 19 87.

_____(SEAL) Waymon D Rasco Jr _____(SEAL)
Waymon D. Rasco, Jr.
_____(SEAL) _____(SEAL)
_____(SEAL) _____(SEAL)

STATE OF Alabama }
Shelby COUNTY

General Acknowledgment
a Notary Public in and for said County,

I, the undersigned authority in said State, do hereby certify that Waymon D. Rasco, Jr.

Whose name(s) Waymon D. Rasco, Jr. 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 22nd day of September, A.D. 19 87

William R. Justice

\$68,313.66 of the purchase price was paid from a mortgage executed simultaneously herewith.

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

1987 SEP 23 PM 3:24

Thomas B. Sandberg
JUDGE OF PROBATE

1. Deed Tax	\$	_____
2. Mtg. Tax		_____
3. Recording Fee		<u>5.00</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>6.00</u>

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WARRANTY DEED

Recording Fee	\$	
Deed Tax	\$	
	\$	

This Deed furnished by

HARRISON, CONWILL, HARRISON
& JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

RECORDED
SEP 23 1987