

462  
This document prepared by:

✓ Margaret L. Fleming  
Law Offices of Barry N. McCrary  
223 West North Street  
Post Office Drawer 56  
Talladega, Alabama 35160

\$59,400<sup>00</sup> purchase price  
( 47,500<sup>00</sup> paid by mortgage )

STATE OF ALABAMA )

WARRANTY DEED

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, to the undersigned grantors, CHARLES B. BERRY and wife, JANET M. BERRY, hereinafter referred to as GRANTORS, in hand paid by the grantees herein, the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell, and convey unto GREGORY N. CAIN and wife, ANGIE R. CAIN, hereinafter referred to as GRANTEES, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, and run thence Northerly along the East line of said Section a distance of 200.09 feet to a point; thence turn a deflection angle of 88 degrees 07 minutes 04 seconds to the left and run Westerly a distance of 46.87 feet to the point of beginning of the property herein described; thence continue along last described course a distance of 520.18 feet to a point; thence turn a deflection angle of 68 degrees 13 minutes 39 seconds to the right and run Northwesterly a distance of 155.92 feet to a point; thence turn a deflection angle of 19 degrees 44 minutes 46 seconds to the right and run Northerly along the East line of a 30 foot wide public road easement a distance of 226.55 feet to a point; thence turn a deflection angle of 114 degrees 58 minutes 00 seconds to the right and run Southeasterly a distance of 405.31 feet to a point; thence turn a deflection angle of 70 degrees 04 minutes 33 seconds to the right and run Southerly a distance of 60.66 feet to a point; thence turn a deflection angle of 95 degrees 23 minutes 53 seconds to the left and run Easterly a distance of 225.00 feet to a point on the West right-of-way line of a paved public road; thence turn a deflection angle of 95 degrees 30 minutes 25 seconds to the right and run Southerly a distance of 162.24 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES jointly, and upon the death of either of them, then to the survivor of them, and the heirs and assigns of such survivor, in fee simple, forever.

And we do, for ourselves and our heirs, executors, and administrators, covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said

BOOK 188 PAGE 85

premises, that it is free from all encumbrances, unless otherwise stated above, that we have a good right to sell and convey the same as aforesaid, and that we will, and our heirs, executors, and administrators shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 6th day of June, 1988.

Charles B. Berry  
CHARLES B. BERRY

Janet M. Berry  
JANET M. BERRY

STATE OF ALABAMA     )  
SHELBY COUNTY         )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles B. Berry and wife, Janet M. Berry, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 6th day of June, 1988.

Marion L. Fleming  
NOTARY PUBLIC  
My Commission Expires 1-30-91

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

88 JUN -6 PM 4:15

Thomas P. Anderson, Jr.  
JUDGE OF PROBATE

|                  |                 |
|------------------|-----------------|
| 1. Deed Tax      | \$ <u>12.00</u> |
| 2. Mtg. Tax      | —               |
| 3. Recording Fee | <u>5.00</u>     |
| 4. Indexing Fee  | <u>1.00</u>     |
| TOTAL            | <u>18.00</u>    |