

553

This instrument was prepared by:
(Name) Mitchell A. Spears
(Address) P. O. Box 91
Montevallo, Alabama 35115

Send Tax Notice to:
(Name) Dusty Bird Realty, Inc.
(Address) 47 Sequoia Dr.
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirteen Thousand, Five Hundred and 00/100 Dollars, (\$13,500.00)

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

Stanley M. Rubenstein, a married man

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

Dusty Bird Realty, Inc., d/b/a Bird Construction

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

128 See Legal Description Attached Hereto As Exhibit "A", and Fully Incorporated
198 Herewith, As Though Completely Set Out Herein.

198 THIS DEED IS RE-RECORDED TO REFLECT THE MARITAL STATUS OF GRANTOR, BOTH UPON
188 THE DATE OF THE CONVEYANCE DESIGNATED HEREIN AND UPON THE DATE OF RE-RECORDING.
188 FURTHERMORE, THE PROPERTY HEREIN CONVEYED IS NOT THE HOMESTEAD OF GRANTOR, NOR
188 IS IT CONTIGIOUS THERETO.

BOOK 188 PAGE 388
BOOK 188 PAGE 388
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 7th
day of June, 19 88

(Seal)

(Seal)

(Seal)

Stanley M. Rubenstein
Stanley M. Rubenstein (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY County } General Acknowledgment

I, the undersigned authority
in said State, hereby certify that Stanley M. Rubenstein

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

Given under my hand and official seal, this 7th day of June, 1988

EXHIBIT "A"

PARCEL "A"

Commence at the N.W. corner of the S.E. 1/4 of the N.E. 1/4 of Section 21, Township 22 south, Range 3 west, Shelby County, Alabama and run thence southerly along the west line of said quarter-quarter a distance of 430.54 feet to the point of beginning of the property, Parcel "A", being described, Thence 91 degrees 33 minutes 30 seconds right and run westerly 149.47 feet to a point, Thence 91 degrees 33 minutes 30 seconds left and run southerly 113.30 feet to a point on the north margin of Overland Road, Thence 87 degrees 38 minutes 30 seconds left and run easterly along the north margin of Overland Road a distance of 175.00 feet to a point, Thence 91 degrees 05 minutes 00 seconds left and run northerly a distance of 115.03 feet to a point, Thence 90 degrees 00 minutes 00 seconds left and run westerly a distance of 28.0 feet to a point, Thence 88 degrees 43 minutes 30 seconds right and run northerly a distance of 0.81 feet to the point of beginning.

PARCEL "B"

Commence at the N.W. corner of the S.E. 1/4 of the N.E. 1/4 of Section 21, Township 22 south, Range 3 west, Shelby County, Alabama and run thence southerly along the west line of said quarter-quarter a distance of 431.35 feet to a point, Thence turn a deflection angle of 88 degrees 43 minutes 30 seconds left and run easterly a distance of 28.0 feet to the point of beginning of the property, Parcel "B", being described, Thence continue along last described course a distance of 107.10 feet to a point on the westerly margin of Shoshone Drive, thence 90 degrees 00 minutes 00 seconds right and run southerly along the said west margin of said Shoshone Drive a distance of 91.58 feet to the P.C. of a curve to the right having a central angle of 91 degrees 05 minutes and a radius of 25.0 feet, Thence continue along the arc of said curve an arc distance of 39.74 feet to the P.T. of said curve, Thence continue along the tangent of said curve and along the south margin of Overland Road a distance of 81.64 feet to a point, Thence turn 88 degrees 55 minutes 00 seconds right and run northerly a distance of 115.03 feet to the point of beginning.

SUBJECT TO:

Title to minerals underlying caption lands with mining rights and privileges belonging thereto.

Transmission line permits to Alabama Power Company as recorded in Deed Book 183, Page 140, and Deed Book 211, Page 444, in Probate Office.

Dated this 7th day of June, 1988.

Stanley M. Rubenstein
Stanley M. Rubenstein

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

88 JUN -8 AM 9:11

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 13.50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	19.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Re-Recorded
88 AUG -5 PM 3:17

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Rec. 500 / 100
600