

1016  
WARRANTY DEED

STATE OF ALBAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS;

That in consideration of One Hundred Seven Thousand and No/100 Dollars (\$107,000.00) and the pay-off of the existing mortgage to SouthTrust Bank of Alabama and other good and valuable consideration to the undersigned grantor, Robert W. Loveless, Sr., in hand paid by Douglas R. Massey, Timothy A. Massey, Curtis A. Massey, Sr., Curtis A. Massey, Jr. and James Edward Seal, the receipt of which is hereby acknowledged, the said Robert W. Loveless, Sr., a married man, does by these presents, grant, bargain, sell and convey unto the said Douglas R. Massey, Timothy A. Massey, Curtis A. Massey, Sr., Curtis A. Massey, Jr. and James Edward Seal, herein-after called grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I: Begin at a Point on the South right of way line of the Calera-Montevallo Highway at a Point on said Highway 550 feet West of the East boundary of SW quarter of NW quarter of Section 4, Township 24, Range 13 East, and which said Point constitutes the NE corner of the land belonging to Orval and Vera Jones; run thence South parallel with the East boundary of said Quarter-Quarter Section 600 feet; thence turn an angle of 90 degrees left and run thence Easterly 300 feet to a Point; thence turn an angle of 90 degrees to the left and run thence Easterly 300 feet to a Point; thence turn an angle of 90 degrees to the left and run thence Northerly parallel with the East boundary of said Quarter-Quarter Section 600 feet, more or less, the South boundary of said Calera-Montevallo Highway; thence Westerly along the South boundary of said Highway 300 feet, more or less, to Point of Beginning.

PARCEL II: Commence at the Northeast corner of the NW quarter of SE quarter of Section 25, Township 21 South, Range 1 West; thence South 89 degrees 03 minutes 30 seconds West, along the North boundaries of the NW quarter of SE quarter of the NE quarter of SW quarter and NW quarter of SW quarter of said Township and Range, a distance of 3341.36 feet to a Point; thence South 0 degrees 14 minutes West along the East boundary of the Columbiana Housing project an addition to the Columbiana Cemetery, a distance of 1095.75 feet to a Point; thence South 89 degrees 27 minutes West along the South boundary of the Columbiana Cemetery a distance of 892.72 feet to a Point on the East right of way of County Highway 47; thence South 57 degrees 10 minutes West a distance of 57.70 feet to a Point on the West right of way of said County Highway 47; thence South 71 degrees 23 minutes West along the South boundary of Columbiana Cemetery a distance of 181.45 feet to a Point on the East right of way line

of the L & N Railroad Company; thence South 20 degrees 29 minutes 30 seconds East along the said East right of way line of the L & N Railroad Company a distance of 834.60 feet to a Point thence South 85 degrees 03 minutes East a distance of 122.80 feet to a Point on the East right of way line of the said County Highway 47 being the Point of Beginning of the property herein described; thence continue South 85 degrees 03 minutes East along the South boundary of Pine Lawn Gardens a distance of 37.75 feet to a Point; thence North 89 degrees 56 minutes East along the South boundary of the said Pine Lawn Gardens a distance of 353.23 feet to a Point; thence North 13 degrees 34 minutes West along the East boundary of the said Pine Lawn Gardens a distance of 617.77 feet to a Point on the South right of way line of Pitts Drive; thence South 76 degrees 26 minutes West along the South right of way of the said Pitts Drive a distance of 376.00 feet, more or less, to a Point on the East right of way line of County Highway 47; thence Southeasterly along the said East right of way of said County Highway 47; a distance of 522.20 feet more or less, to the Point of Beginning. Said property lying in the SW quarter of SW quarter Section 25, Township 21 Range 1 West, and in the SE quarter of SE quarter Section 26, Township 21 South, Range 1 West, in the City of Columbiana, Alabama.

PARCEL III: Begin at the present SE corner of Pine Lawn Gardens Cemetery and proceed North 13 degrees 34 minutes West (MB) along the East boundary of the said Pine Lawn Gardens Cemetery, a distance of 617.77 feet to the Point of Intersection with the South right of way line of Pitts Drive (present Northeast corner of Pine Lawn Gardens); thence turn an angle of 90 degrees 00 minutes to the right and proceed North 76 degrees 26 minutes East (MB) along the said South right of way line of Pitts Drive a distance of 67.0 feet, more or less, to a Point (being the beginning of a 10 degree 00 minute curve to the left); thence Northeasterly along the Southeast right of way line of the said Pitts Drive a distance of 110.0 feet, more or less, to the Point of Intersection with the South right of way line of Bolton Lane; thence Easterly along the said South right of way line of Bolton Lane a distance of 65.0 feet, more or less, to a Point (being the Beginning of a 3 degree 00 minute curve to the right), thence Easterly along the said South right of way line of Bolton Lane (along said 3 degree 00 minute curve of the right), a distance of 245.00 feet, more or less, to a Point; thence proceed South 0 degrees 04 minutes East (MB) a distance of 702.2 feet, more or less, to the Point of Intersection with the South boundary of the JBL Property; thence turn an angle of 90 degrees 00 minutes to the right and proceed South 89 degrees 56 minutes West (MB) along the said South boundary of the JBL Property a distance of 318.72 feet to the Point of Beginning. The above described property is lying in the NW quarter of SW quarter and SW quarter of SW quarter Section 25, Township 21 South, Range 1 West.

PARCEL IV: A part of the SW quarter of NW quarter and a part of the NW quarter of SW quarter of Section 4, Township 24 North, Range 13 East, described as follows: Begin at the intersection of the South right of way line of Calera-Montevallo Highway with the East line of SW quarter of NW quarter of Section 4 and run in a Westerly direction along South right of way line of said Highway a distance of 550 feet, more or less, to the NE corner of lands belonging to Orval and Vera Jones; thence run South and Parallel with East Line of said Forty acres and along East line of Jones Land 1600 feet more or less to the North line of S 1/2 of NW quarter

of SW quarter of said Section 4, thence East a distance of 550 feet more or less to East line of NW quarter of SW quarter of said Section 4, thence North along the East line of NW quarter of SW quarter and of SW quarter of NW quarter of Section 4, a distance of 1600 feet more or less to the Point of Beginning.

Excepting from the hereinabove described properties any grave lots that have been sold.

Except property conveyed to Shelby Memory Gardens, Inc. as described in deed recorded in Deed Book 233, page 1, in the Probate Office of Shelby County, Alabama.

Subject to taxes for the year 1988 and subsequent years not yet due and payable.

Subject to Right of Way for Alabama Power Company as recorded in Volume 146, page 4 and Volume 164, page 393 in the Probate Office of Shelby County, Alabama.

Subject to right of way to Shelby County recorded in Volume 146, page 369 in the Probate Office of Shelby County, Alabama.

Subject to the rights of any person or persons or of the public generally in and to the use of any public or private road, alley, path, street or way which is situated upon and part of subject property in the Probate Office of Shelby County, Alabama.

THE PROPERTY CONVEYED HEREIN HAS NEVER CONSTITUTED THE HOME-STEAD OF THE GRANTOR HEREIN.

NOTE: \$198,000.00 of the hereinabove recited consideration was paid from the proceeds of a purchase money mortgage executed by the grantees to St. Clair Federal Savings Bank simultaneously herewith.

TO HAVE AND TO HOLD, to the said Douglas R. Massey, Timothy A. Massey, Curtis A. Massey, Sr., Curtis A. Massey, Jr. and James Edward Seal, their heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same aforesaid; that I will and my 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, I have hereunto set my hand and seal this 13 day of September, 1988.

 (Seal)  
Robert W. Loveless, Sr.

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert W. Loveless, Sr., a married man, whose name 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 13th day of September, 1988.

  
NOTARY PUBLIC  
I CERTIFY THIS  
INSTRUMENT WAS FILED

THIS INSTRUMENT PREPARED BY:

Joyce E. May, Attorney at Law  
1800 12th Avenue, South  
Birmingham, Alabama 35205

88 SEP 14 PM 12:32

  
JUDGE OF PROBATE

1. Deed Tax	\$	
2. Mtg. Tax		
3. Recording Fee		7.50
4. Indexing Fee		4.00
TOTAL		11.50