

1314

WARRANTY DEED

Send Tax Notice To: AmSouth Bank N. A.  
P. O. Box 11426  
Birmingham, Alabama 35202

STATE OF ALABAMA )  
                          )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of ONE HUNDRED SIXTY-FIVE THOUSAND FIVE HUNDRED NINETY-FOUR AND 00/100 (\$ 165,594.00) DOLLARS, to the undersigned Grantor (whether one or more), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, I or we, WILLIAM M. SCHULER, AN UNMARRIED MAN AND THOMAS M. PEARCE, A MARRIED MAN, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto AMSOUTH BANK N. A., (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter all in Section 35, Township 20 South, Range 3 West, being more particularly described as follows:

Commence at the Northeast corner of said Southeast Quarter of Northwest Quarter; thence run in a Westerly direction a distance of 660.64 feet; thence turn an angle to the left of 91 degrees 20 minutes 47 seconds and run in a Southerly direction a distance of 441.40 feet to the point of beginning; thence continue on last described course a distance of 882.80 feet; thence turn an angle to the left of 88 degrees 42 minutes 58 seconds and run in an Easterly direction along the South line of said Southeast Quarter of Northwest Quarter and the Southwest Quarter of Northeast Quarter a distance of 1021.67 feet; thence turn an angle to the left of 91 degrees 18 minutes and 07-1/2 seconds and run in a Northerly direction a distance of 882.12 feet; thence turn an angle to the left of 88 degrees 39 minutes and 22-1/2 seconds and run in a Westerly direction a distance of 1060.82 feet to the point of beginning; situated in Shelby County, Alabama.

Subject to: 1. Ad valorem taxes for the year 1989, which said taxes are not due and payable until October 1, 1989. 2. Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 136, Page 398; Deed Book 48, Page 626; and Final Record Volume 8.

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF GRANTORS.

TO HAVE AND TO HOLD Unto the said Grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the Grantee, its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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, its successors

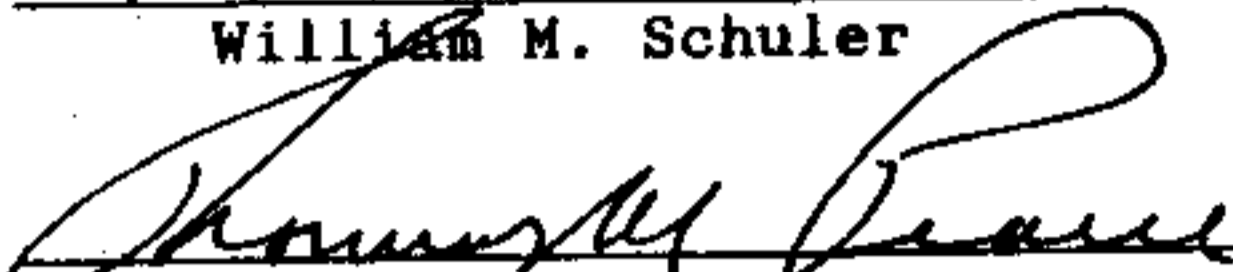
*Jack Bates*

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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 20th day of June, 1989.


  
\_\_\_\_\_  
William M. Schuler (SEAL)

  
\_\_\_\_\_  
Thomas M. Pearce (SEAL)

STATE OF ALABAMA )  
                                  )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William M. Schuler, an unmarried man and Thomas M. Pearce, a married man, 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.

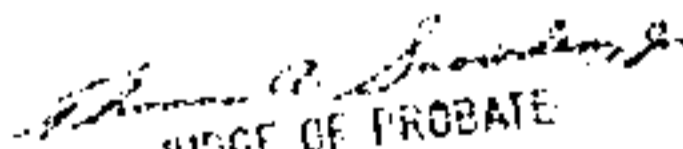
Given under my hand and official seal this 20th day of June, 1989.

  
\_\_\_\_\_  
Notary Public

This instrument was prepared by:  
John Burdette Bates, Attorney at Law  
#10 Office Park Circle, Suite 122  
Birmingham, Alabama 35223

NOTARY PUBLIC  
I CERTIFY THIS  
INSTRUMENT WAS FILED

89 JUN 20 PM 3:44

  
JUDGE OF PROBATE

1. Deed Tax	\$ 166.00
2. Mtg. Tax	_____
3. Recording Fee	5.00
4. Indexing Fee	5.00
TOTAL	173.00

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