

2150

SEND TAX NOTICE TO:

(Name) James R. Thompson  
Box 292,  
(Address) Shelby, AL 35143

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW  
(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETY-FIVE THOUSAND AND NO/100 (\$95,000.00) DOLLARS

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

Leverne Carden, a widow

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

James R. Thompson

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

A tract of land situated in the NE $\frac{1}{4}$  of Section 11, Township 24 North, Range 15 East,  
being more particularly described as follows:

Commence at the NW corner of the NE $\frac{1}{4}$  of Section 11, Township 24 North, Range 15 East;

thence South 51 degrees 10 minutes 44 seconds East and run 1556.74 feet to a point on

the Southeasterly Right-of-Way of a County Road, said point also being the Point of

Beginning; thence South 70 degrees 56 minutes 55 seconds East and run 167.57 feet;

thence South 17 degrees 23 minutes 56 seconds West and run 163.44 feet; thence North

62 degrees 57 minutes 43 seconds West and run 265.82 feet to a point on the Southeasterly

Right-of-Way of County Road No. 71; thence North 32 degrees 16 minutes 37 seconds East

and run along said Right-of-Way, 14.17 feet; thence North 56 degrees 57 minutes 35

seconds East and run along said Right-of-Way, 142.78 feet to the Point of Beginning.

According to the survey of Robert C. Farmer, F.L.S., Ala. Reg. No. 14720 dated

April 9, 1990.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1990 and subsequent years. 1990 taxes are a lien but not due and  
payable until October 1, 1990.

2. Transmission line permits to Alabama Power Company as recorded in Deed Book 72,  
Page 108; Deed Book 72, Page 111; Deed Book 133, Page 233; Deed Book 133,  
Page 236; Deed Book 172, Page 420 and Deed Book 245, Page 40, in the Probate  
Office of Shelby County, Alabama.

3. Right of ways to Shelby County as recorded in Deed Book 227, Page 140 and  
Deed Book 227, Page 141 and Deed Book 241, Page 478, in said Probate Office.

4. Any part of caption lands which may lie within a public road.

(CONTINUED ON REVERSE SIDE)

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 the said GRANTEEES,  
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 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 GRANTEEES, their heirs and assigns forever,  
against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 29<sup>th</sup>  
day of May, 1990.

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Leverne Carden, a widow  
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 she executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of May, A. D., 1990

Leverne Carden

5. Easements to South Central Bell as recorded in Deed Book 324, Page 583, and in Deed Book 327, Page 683, in said Probate Office.

\$80,000.00 of the purchase price recited above was paid from a purchase money mortgage executed simultaneously herewith.

SIGNED FOR IDENTIFICATION:

Leverne Carden  
Leverne Carden

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 MAY 30 PM 2:50

James A. Harrison, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ 15.00
2. Mtg. Tax	\$ 3.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. N. Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 24.00

BOOK 293 PAGE 645

RETURN TO:

TO

## WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE  
CORPORATION  
Title Insurance  
BIRMINGHAM, ALA.

DEED TAX \$  
RECORD FEE \$  
TOTAL \$