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This instrument was prepared by  
(Name) JAMES R MONCUS, JR., ATTORNEY  
(Address) 1318 ALFORD AVENUE, SUITE 102  
BIRMINGHAM AL 35226

Send Tax Notice To: KEVEN D. SWANSON  
name PO Box 380002  
address B'ham AL 35238

WARRANTY DEED-

STATE OF ALABAMA }  
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY ONE THOUSAND AND NO/100 (\$31,000.00) DOLLARS

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

**CHARLES SAUNDERS, A MARRIED MAN**

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

**KEVEN D. SWANSON**

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

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

\$21,000.00 OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY IS NOT THE HOMESTEAD OF GRANTOR OR HIS SPOUSE.

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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 GRANTEES, 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 GRANTEES, 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 1ST day of JUNE, 19 90

*Charles Saunders*  
CHARLES SAUNDERS (Seal)

..... (Seal)  
..... (Seal)  
..... (Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that CHARLES SAUNDERS, 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 1ST day of JUNE, A. D., 19 90

*[Signature]*  
Notary Public

EXHIBIT "A"

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Commence at the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 9, Township 18 South, Range 1 East, for a point of beginning; thence run North 87 deg. 30 min. East along South line for 245.0 feet; thence turn 110 deg. 00 min. to the left and run North 22 deg. 30 min. West for 116.0 feet; thence turn 63 deg. 30 min. 47 sec. to the right and run North 41 deg. 00 min. 47 sec. East and along the Northwest line of Robert Towry's property for 481.41 feet; thence turn 89 deg. 29 min. 13 sec. to the right and run South 49 deg. 30 min. East for 86.40 feet; thence turn 79 deg. 51 min. 44 sec. to the left and run North 50 deg. 38 min. 16 sec. East and along Northwest line of Clifford Brasher's property for 544.92 feet; thence turn 73 deg. 26 min. to the left and run North 22 deg. 47 min. 44 sec. West and along said Brasher property line for 40.0 feet; thence turn 66 deg. 00 min. to the right and run North 43 deg. 12 min. 16 sec. East and along said Brasher property for 100.0 feet to a point on the Southwesterly line of Dr. Selden property, thence turn 66 deg. 00 min. to the left and run North 22 deg. 47 min. 44 sec. West and along said Southwesterly line of said Dr. Selden property for 150.18 feet; thence turn 67 deg. 30 min. to the right and run North 44 deg. 42 min. 16 sec. East and along the Northwesterly line of Dr. Selden property for 420.0 feet; thence turn 112 deg. 30 min. to the right and run South 22 deg. 47 min. 44 sec. East and along the Northeasterly line of said Dr. Selden property for 531.11 feet to a point on the Northwesterly right of way line of Alabama Highway No. 25; thence turn 110 deg. 09 min. 54 sec. to the left and run North 47 deg. 02 min. 22 sec. East and along said right of way for 243.16 feet to the point of beginning of a curve to the left, said curve having an intersecting angle of 26 deg. 15 min. 34 sec., a radius at its right of way of 764.23 feet; thence run Northeasterly along the arc for 350.26 feet to its point of tangency; thence turn tangent to said curve and continue along said right of way North 20 deg 46 min. 48 sec. East for 150.80 feet to a point on the North line of the Northwest 1/4 of the Southeast 1/4, of Section 9, Township 18 South, Range 1 East; thence 114 deg. 06 min. 30 sec. to the left and run South 86 deg. 40 min. 18 sec. West and along said North line for 1,948.11 feet to the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 9, Township 18 South, Range 1 East; thence turn 87 deg. 33 min. 48 sec. to the left and run South 0 deg. 53 min. 30 sec. East and along the West line for 1,309.60 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS and EXCEPT the following:

Part of the Northeast 1/4 of the Southwest 1/4 of Section 9, Township 18 South, Range 1 East, described as follows:  
 Commence at the Northwest corner of the NE 1/4 of the SW 1/4 of Section 9, Township 18 South, Range 1 East; thence run North 86 deg. 40 min. 18 sec. East and along the North line for 1287.96 feet to the point of beginning; thence continue along same line for 660.15 feet to a point on the Northwesterly right of way of Alabama Highway No. 25; thence turn 114 deg. 06 min. 30 sec. to the right and run South 20 deg. 46 min. 48 sec. West and along said right of way for 150.80 feet to the point of beginning of a curve to the right, said curve having an intersecting angle of South 26 deg. 15 min. 34 sec. West, a Radius at its right of way for 764.23 feet; thence run an arc distance of 350.26 feet point of tangency; thence turn Tangent to said curve and run South 47 deg. 20 min. 22 sec. West and along said right of way for 243.16 feet to the Southeast corner of Dr. Selden's property; thence turn 110 deg. 09 min. 54 sec. to the right and run North 22 deg. 47 min. 44 sec. West and along Dr. Selden's Property for 603.27 feet to the point of beginning; being situated in Shelby County, Alabama.

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

90 JUN -5 PM 3:42

*Thomas W. Anderson, Jr.*  
 JUDGE OF PROBATE

1. Deed Tax	-----\$	10.00
2. Mtg. Tax	-----\$	
3. Recording Fee	-----\$	5.00
4. Indexing Fee	-----\$	3.00
5. N. Tax Fee	-----\$	
6. Certified Fee	-----\$	1.00
Total	-----\$	19.00