

1488

This instrument was prepared by

(Name) J. Michael Joiner, Joiner and Kramer

Send Tax Notice To:

(Address) P.O. Box 1012, Alabaster, Alabama 35007

name

address

WARRANTY DEED-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirteen Thousand Three Hundred Thirty Four and 52/100 -----

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

William A. Cobb, Jr., and wife, Helen F. Cobb

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

J. W. McQueen and John T. Lovelady

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

See attached Exhibit A for legal description

Mineral and mining rights excepted.

Subject to existing easements, taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

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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, WE have hereunto set OUR hands(s) and seal(s), this 15th day of June, 1990.

(Seal)

William A. Cobb, Jr.

(Seal)

(Seal)

Helen F. Cobb

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William A. Cobb, Jr., and Helen F. Cobb 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 15th day of June, A. D., 1990

Notary Public

Exhibit "A"

Commence at the southeast corner of the SW 1/4 of the NW 1/4 of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama and run thence westerly along the south line of said quarter-quarter a distance of 95.0 feet to a point on the easterly right of way line of the L & N Railroad Right of way, Thence run North 27 degrees 51 minutes West along said right of way line a distance of 2,726.80 feet to a point, Thence run North 78 degrees 09 minutes East a distance of 681.23 feet to the point of beginning of the property being described, Thence continue along last described course a distance of 450.77 feet to a point, Thence turn a deflection angle of 96 degrees 46 minutes 01 seconds right and run southerly along the west line of a gravel surfaced road a distance of 385.25 feet to a point, Thence turn a deflection angle of 90 degrees 00 minutes 00 seconds right and run westerly a distance of 210.00 feet to a point, Thence turn a deflection angle of 28 degrees 41 minutes 16 seconds right and run a distance of 301.47 feet to a point, Thence turn a deflection angle of 109 degrees 18 minutes 39 seconds right and run a distance of 86.26 feet to a point, Thence turn a deflection angle of 64 degrees 01 minutes 04 seconds left and run a distance of 134.94 feet to the point of beginning.. According to the survey of Joseph E. Conn, Jr., A.P.R.L.S.#9049, dated May 14, 1990

LESS AND EXCEPT:

Commence at the Southeast corner of the SW 1/4 of the NW 1/4 of Section 20, Township 21 South, Range 2 West, and run West 95 feet to the right of way of the L & N R.R.; thence run North 27 degrees 51 minutes West along the East right of way 2,726.8 feet; thence run North 78 degrees 09 minutes East a distance of 1,132 feet to an iron pin West of a private Road; thence run South 4 degrees 00 minutes East a distance of 175.25 feet to the point of beginning; thence continue South 4 degrees 00 minutes for 210.00 feet; thence 90 degrees 00 minutes right and run Westerly 210.00 feet; thence 90 degrees right and run Northerly 210.00 feet; thence 90 degrees right and run Easterly 210.00 feet to the point of beginning.
Situating in Shelby County, Alabama.

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STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED

90 JUN 20 PM 2:02

1	13.50
2	5.00
3	5.00
4	
5	
6	1.00
Total	24.50