

2062

SEND TAX NOTICE TO:

(Name) John B. McCombs
85 Town & Country Circle
(Address) Birmingham, AL 35215

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-44
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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

That in consideration of TWENTY THOUSAND AND NO/100 --- (\$20,000.00) ----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
James K. V. Ratliff, a married man

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

John B. McCombs, a single man

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

PROPERTY BEING DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE PART AND PARCEL
HEREOF AND INCORPORATED BY REFERENCE AS FULLY AS IF SET OUT HEREIN, WHICH SAID
EXHIBIT IS SIGNED FOR THE PURPOSE OF IDENTIFICATION.

The above described property does not constitute any part of the homestead of
the grantor or the spouse of the grantor.

\$14,000.00 paid from mortgage executed simultaneously herewith.

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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 25th day of April, 1991.

(Seal)
(Seal)
(Seal)

James K. V. Ratliff
James K. V. Ratliff (Seal)
(Seal)
(Seal)

STATE OF ALABAMA }
COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James K. V. Ratliff, 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 25th day of April, A. D., 1991

Anna R. Chamberlaine

EXHIBIT "A"

Commence at the Northeast corner of the Northeast 1/4 of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama, and run South along said 1/4 1/4 Section line for a distance of 626.27 feet to the centerline of Colonial Pipeline Company right of way; thence turn 69 deg. 06 min. 12 sec. right and run Southwesterly along said center line of pipeline for a distance of 1337.24 feet to the point of beginning and the Southwest corner of Lewis Edward Wooley and wife, Virginia F. Woolley as described in Real 23 page 148, in the Probate Office of Shelby County, Alabama; thence continue along last described course for a distance of 301.23 feet; thence turn an angle to the right of 107 deg. 49 min. 29 sec. and run a distance of 741.26 feet to the center line of a paved road; thence turn an angle to the right of 88 deg. 34 min. 31 sec. and run along said center line of road a distance of 272.23 feet; thence turn an angle to the right of 90 deg. 08 min. 51 sec. and run 655.99 feet to the point of beginning; being situated in Shelby County, Alabama.

A non-exclusive easement more particularly described as follows: Commence at the Northeast corner of the NE 1/4 of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama and run South 626.27 feet to a point of intersection with a line which is 38 feet Northwesterly of the South line of a pipeline easement; thence an angle to the right of 68 deg. 00 min. and run Southwesterly and parallel to the South line of said pipeline easement 1345.31 feet; thence an angle to the right of 107 deg. 40 min. 17 sec. and run Northerly 635.56 feet to point of beginning of said ingress and egress easement, said easement being 60.00 feet wide, 30.00 feet each side of a line described as follows: from said described point of beginning turn left from last described course and angle of 90 deg. 00 min. and run Westerly 1045.00 feet, more or less, to the Easterly right of way line of Shelby County Highway No. 51 to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted, as to both the above parcels.

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SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. General and special taxes or assessments for 1991 and subsequent years not yet due and payable.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 107 page 565 in Probate Office.
3. Restrictions, covenants and conditions as set out in instruments recorded in Real 22 page 958; Real 62 page 37 and Real 3 page 591 in Probate Office.
4. Right-of-Way granted to Shelby County by instrument recorded in Deed Book 204 page 324 in Probate Office.
5. Agreement with reference to private road, uses and maintenance as set out in Real 3 page 591 in Probate Office.
6. Rights of others to use of non-exclusive easement for ingress and egress as set out in Real 258 page 92 in Probate Office.

SIGNED FOR IDENTIFICATION:


James K. V. Ratliff

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 APR 29 PM 1:46

JUDGE OF PROBATE

1. Deed Tax	6.00
2. Notary Fee	5.00
3. Recording Fee	3.00
4. ...	1.00
5. ...	1.00
6. ...	1.00
Total	15.00