

Send Tax Notice to:

Adam S. Balzli and
William G. Plott

2541 Balco Road
Birmingham, AL 35210

Inst # 1998-01503

STATE OF ALABAMA)

JEFFERSON COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered as of this 9th day of January, 1998, by **WILLIAM J. FLYNN, JR. and JOHNNIE W. SLATON**, both married men, (hereinafter referred to as the "Grantors"), to **ADAM S. BALZLI** and to **WILLIAM G. PLOTT** as tenants in common, (hereinafter referred to as the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of (i) the sum of Seventy Two Thousand and no/100 Dollars (\$72,000.00) in hand paid by Grantees to Grantors and (ii) the execution and delivery of a Promissory Note for Two Hundred Twenty-Eight Thousand and no/100 Dollars (\$228,000.00) secured by a first purchase money mortgage, the receipt and sufficiency of which are hereby acknowledged by Grantors, the Grantors do by these presents, grant, bargain, sell and convey unto **Adam S. Balzli**, an undivided ninety percent (90%) interest and to **William G. Plott** an undivided ten percent (10%) interest in the following described real estate situated in the City of Pelham, Shelby County, Alabama, more particularly described in **Exhibit A**:

TOGETHER WITH all appurtenances thereto belonging or in any wise appertaining and all right, title and interest of Grantors.

The undersigned Grantors covenant that the subject property does not constitute the homestead of either Grantor or the spouse of either Grantor.

This conveyance is subject to the following title exceptions:

1. General and special taxes or assessments for 1998 and subsequent years not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as

01/15/1998-01503
11:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 NCD 89.00

a result of the exercise of such rights as recorded in Deed Book 11, page 566, ~~Deed Book 127, page 566; Deed Book 169, page 19; and Deed Book 289, page 425~~ 344, in the Office of the Judge of Probate of Shelby County, Alabama.

3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 127, page 566; Deed Book 169, page 19; and Deed Book 289, page 425.

4. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 285, page 183.

TO HAVE AND TO HOLD, to the said Grantees, their heirs and assigns forever.

The Grantors hereby covenant and agree with Grantees, their heirs and assigns, that the Grantors, their heirs and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantors have caused this Statutory Warranty Deed to be executed the date first written above.

GRANTORS:

William J. Flynn, Jr.
William J. Flynn, Jr.

Johnnie W. Slaton
Johnnie W. Slaton

STATE OF FLORIDA)

Santa Rosa COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William J. Flynn, Jr., whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, executed the same voluntarily on the day the same bears date.

Given under my hand this the 8th day of January, 1998.



DARLENE J. PATRICK
My Comm Exp. 3/11/00
Bonded By Service Ins
No. CC538622

☒ Personally Known

☒ Other I.D.

Darlene J. Patrick
Notary Public

My Commission Expires: 3-11-00

STATE OF FLORIDA)

San Jose COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Johnnie W. Slaton, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, executed the same voluntarily on the day the same bears date.

Given under my hand this the 8th day of January, 1998.


Notary Public

My Commission Expires: 3-11-00

THIS INSTRUMENT PREPARED BY:

Chervis Isom
Berkowitz, Lefkovits, Isom & Kushner
1600 SouthTrust Tower
Birmingham, Alabama 35203

EXHIBIT A

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 14, Township 20 South, Range 3 West and run west along the north line thereof 338.75 feet; thence 90°00' left and run in a southerly direction 549.07 feet to a point on the south line of Industrial Park Drive, and the Point of Beginning of the property herein described; thence 90°00' left to the tangent of a curve to the right with a radius of 242.71 feet, and a central angle of 19°03'18", and run easterly along the arc of said curve and right of way 80.72 feet to a curve to the left with a radius of 647.58 feet, and a central angle of 15°28'35"; thence run easterly along the arc of said curve and right of way 174.92 feet; thence continue tangent easterly 219.29 feet; thence 119°20' right and run southwesterly 301.23 feet to a point on the northerly line of the Atlantic Coastline R.R.; thence 89°58'57" right to the tangent of a curve to the left with a radius of 1545.27 feet, and a central angle of 14°08'34", and run northwesterly along the arc of said curve 381.43 feet; thence 71°14'53" right from tangent and run northerly 150.68 feet to the Point of Beginning. Containing 2.01 acres more or less.

Inst # 1998-01503

Inst # 1998-01503

301348_1
000001/000001

01/15/1998-01503
11:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 89.00