

STATE OF ALABAMA

SHELBY COUNTY

3588

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Thousand Dollars (\$10,000.00) to the undersigned grantors, in hand paid by the grantee herein, T. Edward Smith, the receipt whereof is acknowledged, we, Cecil E. Fardue, and wife Pauline Ford Fardue, herein referred to as grantors, grant, bargain, sell and convey unto T. Edward Smith, herein referred to as grantee, the following described real estate situated in Shelby County, Alabama.

To-wit;

Commence at the NE corner of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 22, Township 22 South, Range 2 West, of the Huntsville Principal, Meridian in Shelby County, Alabama; Thence run south along the east line of said  $\frac{1}{4}$  Section for 706.60 feet to a concrete Monument on the North right of way line of Alabama Highway No 25; Thence 0°12'04" right and run south for 392.13 feet to a concrete Monument on the South right of way line of said Highway No 25, Thence 89°30'34" RIGHT and run west along the South right of way line of said Highway No 25, for 225.15 feet to the point of beginning of the tract herein described; Thence continue west along the last stated course and along said south right of way line for 63.19 feet to a concrete Monument on said right of way line; Thence 16°04' right and continue westerly along the south right of way line of said Highway No 25 for 143.15 feet to a concrete Marker on said right of way line, said point is also on the easterly right of way line of U.S. Highway I-65; Thence 105°25'30" left and run southerly along said easterly right of way line of U.S. Highway No I-65 for 381.64 feet; Thence 87°48'12" left and run easterly for 143.15 feet; Thence 93°26'18" left and run northerly for 184.20 feet; Thence 21°47' right and run northeasterly for 176.85 feet to the point of beginning; Being the same property in Deed to the grantors dated March 8th, 1967, and recorded in Deed Book 247 Page 102 in the Office of the Judge of Probate of Shelby County, Alabama. According to the Survey of J.M. Kell a Registered Land Surveyor on February 10th, 1966.

Except- Rights claimed by the Alabama Power Company under the following Transmission Line Permits in D. Book 177, page 360; D. Book 201 page 517; D. Book 224 page 580; Deed Book 133 page 178; D. Book 133 page 179; Deed Book 177 page 387; D. Book 313 page 408; D. Book 99 page 384 and any other transmission line permits of record.

Except- Rights claimed under the following Public Road Right of Way Deeds in D. Book 197 page 244; D. Book 196 page 103; D. Book 177 page 365.

Except- Rights claimed by the Town of Calera under deed for the laying, construction and maintenance of a water line pipe recorded in Deed Book 98 at page 164.

Except- Rights claimed under Deed of Easement to build, lay, maintain, and the right of ingress for such purpose as 8 inch sewage line, which deed is recorded in D. Book 231 at page 868.

TO HAVE AND TO HOLD to said grantee, his, heirs and assings forever. ✓

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and we do for ourselves and for our heirs, Executors and administrators  
covenant with the said T. Edward Smith, Grantee, his heirs and assigns  
that we are lawfully seized in fee simple of said premises; that they  
are free from all encumbrances, unless otherwise noted above; that we  
have a good right to sell and convey the same as aforesaid; that we  
will and our heirs, Executors and administrators shall warrant and  
defend the same to the said grantee, T. Edward Smith, his heirs and  
assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals 20th  
day April 1967.

Pauline F. Pardue (SEAL)

Cecil E. Pardue (SEAL)

STATE OF ALABAMA

Jefferson COUNTY  
I, Ira E. Tidwell, a Notary Public in and for said  
County, in said State, hereby certify that Cecil E. Pardue and wife  
Pauline F. Pardue whose names are signed to the fore-  
going 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 20 day of April  
A.D., 1967.

Ira E. Tidwell  
NOTARY PUBLIC

This instrument was prepared by Ira E. Tidwell, Attorney  
My Commission Expires  
2-21-1969

Rt I Box 9

Leeds, Ala.

STATE OF ALA., SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 11:30 A.M  
4-29-1967

RECORDED & \$ 1.00 DEED TAX HAS BEEN  
PAID ON THIS INSTRUMENT.

Conrad M. Tidwell  
JUDGE OF PROBATE

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