

STATE OF ALABAMA)

SHELBY COUNTY)

3490
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

DOLLARS

That in consideration of the sum of THREE THOUSAND (\$3,000.00)/and the grantees' assumption and agreement to pay that certain mortgage and the indebtedness thereby secured, more fully described below, to the undersigned grantors, in hand paid by the grantees herein, the receipt and sufficiency whereof is acknowledged, we, HERBERT H. THOMAS and wife, PEGGY JOY THOMAS, (herein referred to as grantors) grant, bargain, sell, and convey unto LEGRAND H. AMERSON and WILLIAM T. HARRISON, their heirs or assigns forever, (herein referred to as grantees) the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL "A"

Commence at the N.E. corner of the NE. of the SE. of Section 27, Township 19 South, Range 1 West; thence run west along the north $\frac{1}{4}$ line a distance of 425.73 feet to the northwesterly right of way of U.S. 280 South for a point of beginning; thence continue along the same course for a distance of 30.72 feet; thence turn 34 degrees 56 minutes right for 342.83 feet; thence turn 134 degrees 40 minutes left for 447.45 feet; thence turn 49 degrees 44 minutes right for 473.94 feet to the N.W. corner of the NE. of the SE.; thence turn 87 degrees 52 minutes left for 440.60 feet to the northwesterly right of way of U.S. 280 South, thence run northeasterly along the northwesterly right of way for a distance of 710.00 feet more or less to the P.C. of a curve being station 1005.73 3/10; thence continue along the northwesterly right of way for a distance of 267.49 feet to the point of beginning.

PARCEL "B"

Commence at the N.W. corner of the NE. of the SE. of Section 27, Township 19 South, Range 1 West; thence run south along the west $\frac{1}{4}$ line a distance of 768.42 feet to the intersection of the west right of way line of Chelsea Road for a point of beginning; thence turn 133 degrees 42 minutes left and run in a northeasterly direction to the intersection of the south right of way line of U. S. 280 South which point is 45.00 feet northeasterly of station 1011.00 on the right of way line of U. S. 280 South; thence turn left and run along the south right of way line for 45.00 feet to station 1011.00; thence continue along the south right of way line of said road for a distance of 215.00 feet more or less to the west $\frac{1}{4}$ line; thence turn left and run south along the west $\frac{1}{4}$ line a distance of 227.57 feet to the point of beginning.

LESS AND EXCEPT title to minerals underlying said lands, with mining rights and privileges pertaining thereto.

By acceptance and recordation of this deed the grantees do hereby agree to assume and pay that certain mortgage from Ottis L. Davis and wife, Martha O. Davis to James Robert Walker, Sr. and wife, Linnie H. Walker, dated July 9, 1964, and recorded in Mortgage Book 289, at Page 317, in the Probate Records of Shelby County, Alabama, said mortgage being assumed in that certain deed from Ottis L. Davis and wife, Martha O. Davis to Herbert H. Thomas and wife, Peggy Joy Thomas, dated September 12, 1964, and recorded in Deed Book 232, at Page 266, in said Probate Records.

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

And we do for ourselves and for our heirs, executors, and administrators covenant

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BOOK 232 PAGE

with the said GRANTEES, their 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have herunto set our hands and seals this ____ day of June, 1970.

Herbert H. Thomas (SEAL)
Herbert H. Thomas

Peggy Joy Thomas (SEAL)
Peggy Joy Thomas

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Herbert H. Thomas and wife, Peggy Joy Thomas, 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 12th day of June, 1970.

Wade H. Morton, Jr.
Notary Public

STATE OF ALABAMA, SHELBY CO.
NOTARY PUBLIC
INSTUMENT WAS FILED
1970 JUN 13 AM 6:54
UCC FILE NUMBER OR
REC. EX. & PAGE AS SHOWN ABOVE
Cecilia M. Morton
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