

This instrument was prepared by

(Name) Colonial Building Corporation
(Address) 54 Norman Drive, Birmingham, Alabama 35213

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Shelby Cnty Judge of Probate, AL
04/04/1974 01:00:00 AM FILED/CERT

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of One Dollar and other good and valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Billy R. Skinner & Donna P. Skinner wife,

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

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit: A part of a parcel of land as recorded in Deed Book 264, Page 777 and located in the NE $\frac{1}{4}$ -NW $\frac{1}{4}$ -NE $\frac{1}{4}$, Section 21, T-19S, R-2W, Shelby Co., Ala.; more particularly described as follows: COMMENCE at the Southwest Corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 West and run Easterly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ Section for 332.92 feet to the point of beginning; thence continue Easterly along last stated course for 182.57 feet (Meas.), 182.28 feet (Deed); thence 91 $^{\circ}$ 06'30" (Meas.) 92 $^{\circ}$ 09'40" (Deed), left and run Northerly for 263.73 feet to the Centerline of an 18 foot wide paved Shelby County Road; thence 120 $^{\circ}$ 28' left and run Southwesterly along the Centerline of said County Road for 97.39 feet to the P.C. of a curve to the right having a radius of 531.65 feet and subtending a central angle of 11 $^{\circ}$ 48'; thence continue along the Centerline of said County Road and the arc of said curve for 109.49 feet, Chord measures 109.30 feet; thence left with an interior angle of 102 $^{\circ}$ 52' to Chord and run Southeasterly for 37.15 feet; thence 14 $^{\circ}$ 41'30" (Meas.), 8 $^{\circ}$ 24'30" (Deed) right and run Southerly for 129.20 feet (Meas.), 130.8 feet (Deed), to the point of beginning, except any portion which may lie within the right of way of said Shelby County Road. Said parcel contains approximately 0.874 Acres.

Donna P. Skinner is one and the same person as Donna Carol Peacock Skinner

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 18th day of March, 1974

(Seal) Billy R. Skinner (Seal)
(Seal) Donna P. Skinner (Seal)
(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, Mary L. Pearson, a Notary Public in and for said County, in said State, hereby certify that Billy R. Skinner and Donna P. Skinner whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of March, A. D., 1974

Mary L. Pearson

Notary Public