

This instrument was prepared by

(Name) William E. Swatek, Attorney

(Address) P. O. Box 825, Alabaster, Alabama, 35007

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19750505000021550 1/3 \$.00
Shelby Cnty Judge of Probate, AL
05/05/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

See 174 345-737

That in consideration of Eleven Thousand, Seven Hundred Seven-Five Dollars cash, the assumption of mortgage recorded in Mortgage Book 323, Pg 256, Shelby Co., and the execution of a second mortgage in the principal sum of \$30,000.00, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, E. R. Norman, Jr. and wife, Paulyne R. Norman

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

Lee Paul Rafalsky

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit: Description attached.

All of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the W $\frac{1}{4}$ of Section 21 and the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, T-21-S, R-1-W, lying South of Shelby County Hwy No. 26 and North of Waxahatchee Creek, more particularly described

Begin at the Southeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21, thence run South 88 deg. 0 min. 40 sec. West along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 1320.43 feet to the southwest corner of the said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Sec. 21; thence run South along the East line of NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 21 a distance of 122.00 feet to the center line of Waxahatchee Creek; thence run along the center line of Waxahatchee Creek the following courses, South 75 deg. 42 min. 02 sec. West a distance of 286.91 feet; North 14 deg. 40 min. 08 sec. a distance of 166.18 feet; North 15 deg. 38 min. 48 sec. West a distance of 250.94 feet; North 88 deg. 08 min. 10 sec. West a distance of 43.43 feet; North 75 deg. 13 min. 30 sec. West a Distance of 117.38 feet; North 18 deg. 29 min. 18 sec. West a distance of 31.79 feet; North 48 deg. 03 min. 18 sec. West a distance of 102.01 feet; North 51 deg. 08 min. 21 sec. West a distance of 267.73 feet; North 61 deg. 10 min. 49 sec. West a distance of 126.08 feet; North 25 deg. 03 min. 51 sec. West 161.61 feet; North 74 deg. 10 min. West a distance of 134.31 feet; North 45 deg. 56 min. 53 sec. West a distance of 213.44 feet; North 72 deg. 13 min. 57 sec. West a distance of 100.45 feet; North 70 deg. 48 min. 38 sec. West a distance of 200.47 feet; North 69 deg. 23 min. 00 sec. West a distance of 200.16 feet; North 58 deg. 51 min. 23 sec. West a distance of 117.48 feet; South 7 deg. 41 min. 43 sec. East a distance of 67.06 feet; South 34 deg. 16 min. 06 sec. East a distance of 198.19 feet; South 18 deg. 22 min. 08 sec. West a distance of 63.51 feet; South 37 deg. 08 min. 49 sec. West a distance of 42.73 feet; North 88 deg. 14 min. 56 sec. West a distance of 286.82 feet; North 52 deg.

29 min. 43 sec. West a distance of 177.72 feet; South 59 deg. 05 min. 21 sec. West a distance of 50.88 feet; South 6 deg. 31 min. 05 sec. West a distance of 65.72 feet; South 11 deg. 16 min. 35 sec. West a distance of 44.67 feet; South 17 deg. 40 min. 22 sec. West a distance of 53.00 feet; South 59 deg. 14 min. 43 sec. West a distance of 30.10 feet; North 77 deg. 02 min. 13 sec. a distance of 242.78 feet; South 86 deg. 17 min. 09 sec. West a distance of 122.15 feet to the West line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Sec. 20; North 3 deg. 31 min. 49 sec. West along the West line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 152.49 feet to a point on the South R/W line of Shelby County Hwy # 26; thence run North 72 deg. 15 min. 42 sec. East along said Hwy R/W a distance of 530.28 feet; thence North 67 deg. 51 min. 36 sec. East along said Hwy R/W a distance of 421.44 feet; thence North 63 deg. 53 min. East along said Hwy R/W a distance of 532.90 feet to the P. C. of a curve and run along the R/W of said curve (whose Delta Angle is 75 deg. 07 min. 01 sec. to the right, Tangent is 704.99 feet, Radius is 916.83 feet and Arc is 1202.00 feet), to a P. T.; thence South 40 deg. 59 min. 59 sec. East a distance of 851.90 feet to the P. C. of a curve; thence run along said R/W curve, (whose Delta Angle is 47 deg. 20 min. 32 sec., Tangent is 448.38 feet, Radius is 1,022.85 feet, Arc is 845.15 feet) to a P.R.C. of a R/W curve; thence run South 75 deg. 55 min. 1 sec. East along said R/W a distance of 253.12 feet to the East line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 21; thence run South along the East line of said $\frac{1}{2}$ $\frac{1}{2}$ sec. a distance of 164.10 feet to the Southeast corner of said $\frac{1}{4}$ $\frac{1}{4}$ Sec. and the point of beginning. Containing 57.34 acres.

This conveyance is made subject to:

1. Taxes due Oct. 1, 1975, which grantors assume and agree to pay.
2. Permit to Shelby County recorded in Deed Book 160, Page 243, in the Probate Records of Shelby County, Alabama.
3. Easements to Alabama State Highway Department in Deed Book 161, Page 71, in said Probate Records.
4. Title to that portion of the subject property situated in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 21, Township 21 South, Range 1 West, consisting of approximately 1 acre.
5. Mortgage from Lester L. Hicks, Jr. and wife, Nancy H. Hicks, to Ellis Mehurg and wife, Laura Lucy Mehurg, dated June 2, 1972, recorded in Mortgage Book 323, Page 256, in said Probate Office, securing payment of \$14,000.00, which mortgage grantee herein assumes and agrees to pay, the balance due on said mortgage being \$12,000.00, which grantors warrant to be the true and correct amount due.



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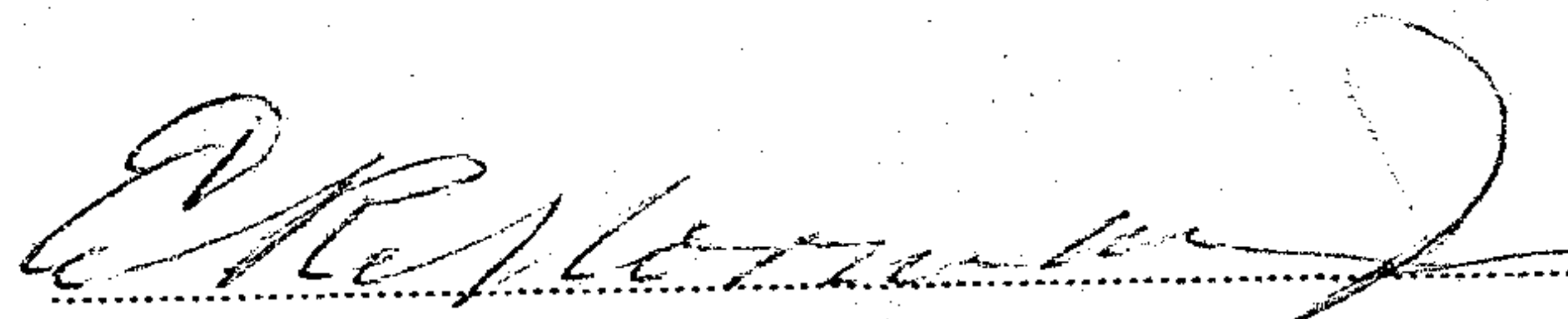
19750505000021550 3/3 \$.00
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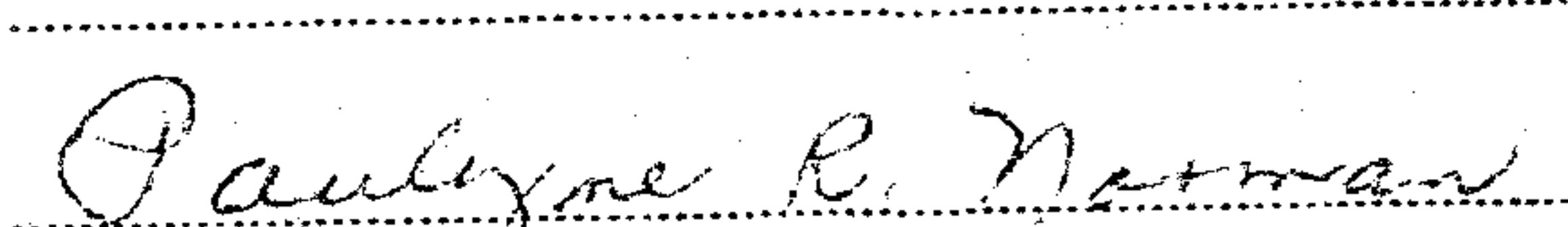
STATE OF ALABAMA
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAY -5 PM 3:51
Filed May 12.00
Conrad P. Davidson
JUDGE OF PROBATE

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 3rd day of May, 1975.

 (Seal)
E. R. Norman, Jr.

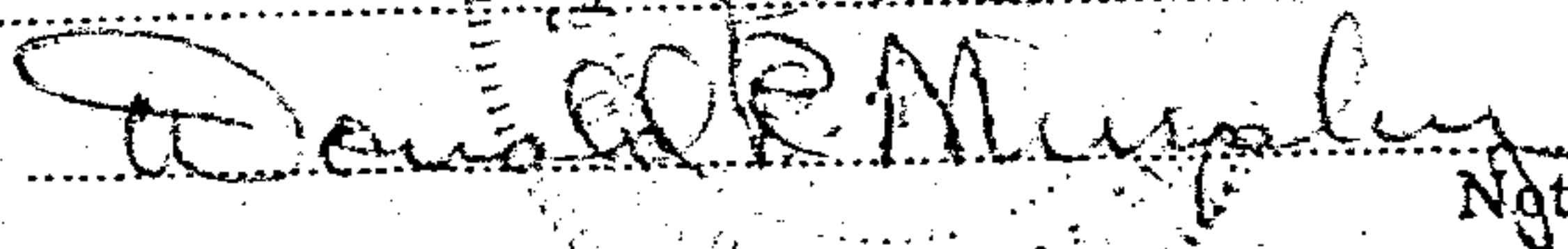
(Seal)
 (Seal)
Paulyne R. Norman

STATE OF ALABAMA
Shelby COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that E. R. Norman, Jr. and wife, Paulyne R. Norman, 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 3rd day of May, A. D., 1975.

 (Seal)
Notary Public.