

1045  
WARRANTY DEED

STATE OF ALABAMA )

JEFFERSON COUNTY )

19751218000071610 1/3 \$.00  
Shelby Cnty Judge of Probate, AL  
12/18/1975 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of the conveyance by the Grantee of a tract of land being Lots 2 through 9 inclusive, Block 11-B, according to the Survey of Gate City, as recorded in Map Book 3, Page 45, in the Probate Office of Jefferson County, Alabama, by deed executed this date, to the Grantor, SOUTH CENTRAL BELL TELEPHONE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Delaware and having its principal office and place of business in the City of Birmingham, Alabama (herein referred to as Grantor) the said Grantor does hereby grant, bargain, sell and convey unto ELLENE H. STONE, (herein referred to as Grantee) the following described real estate situated in the City of Alabaster, Shelby County, Alabama, to-wit:

A tract of land situated in the West 1/2 of the SW 1/4 of the NW 1/4 of Section 36, and the East 1/2 of the SE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, being more particularly described as follows: Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, and run in an Easterly direction along the North line of said 1/4-1/4 Section, a distance of 316.21 feet to a point; thence turn a deflection angle of 89° 40' to the right and run in a Southerly direction a distance of 251.34 feet to the point of beginning; thence continue in a Southerly direction along the projection of the last described course a distance of 275.00 feet to a point; thence turn an interior angle of 88° 40' 30" and run to the right in a Westerly direction a distance of 410.83 feet to a point on the East right-of-way line of U.S. Highway No. 31; thence turn an interior angle of 84° 02' 30" and run to the right in a Northerly direction along the East right-of-way line of said U.S. Highway No. 31 a distance of 151.10 feet to the P.C. of a curve; thence continue in a Northerly direction along the East right-of-way line of said U.S. Highway No. 31 and along

BOOK 293 PAGE 159



the arc of a curve to the right, having a central angle of 1° 16'30" and a radius of 5629.58 feet a distance of 125.37 feet to a point on the curve; thence turn an interior angle of 97°14'00" (angle measured from tangent) and run to the right in an Easterly direction a distance of 374.43 feet to the point of beginning; containing 2.49 acres more or less.

Said property subject to reserved easement for ingress and egress being 30 feet wide and situated North of, parallel with and adjacent to the South line of said property.

Also subject to easements of record and current ad valorem taxes a lien not yet due and payable.

TO HAVE AND TO HOLD, to the said Grantee, her heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, her heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Vice President-Operations, C.R. WILLIAMSON, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 16<sup>th</sup> day of December, 1975.

SOUTH CENTRAL BELL TELEPHONE COMPANY,  
a corporation

BY: C.R. Williamson  
Vice President-Operations

ATTEST:

O.K. Williamson  
Secretary

19751218000071610 2/3 \$.00  
Shelby Cnty Judge of Probate, AL  
12/18/1975 12:00:00AM FILED/CERT

BOOK 293 PAGE 160

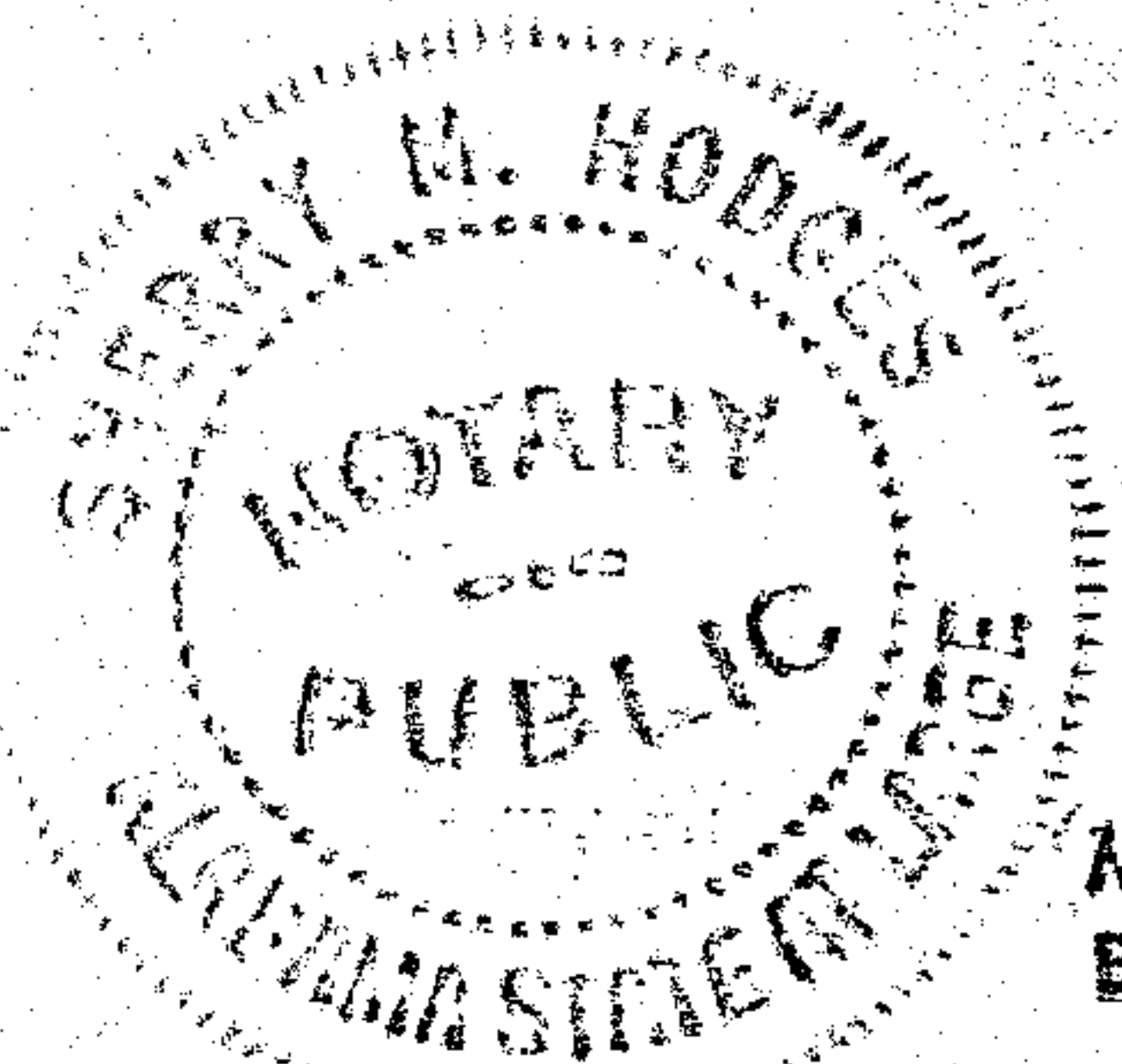


STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that C.R. Williamson, whose name as Vice President-Operations of South Central Bell Telephone Company, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand and official seal this the 16<sup>th</sup> day of December, 1975.



Sherry M. Hodges  
Notary Public

Notary Public, Alabama State at Large  
My Comm. Expires January 26, 1976  
Bonded by Home Indemnity Co. of N.Y.

19751218000071610 3/3 \$.00  
Shelby Cnty Judge of Probate, AL  
12/18/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1975 DEC 18 AM 9:30  
Filed Jan 25-00  
Carmody Carmody  
JUDGE OF PROBATE

BOOK 293 PAGE 161

This instrument was prepared by: Richard Patrick Carmody  
1800 City Federal Building  
Birmingham, Alabama 35203