

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD AND FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19760105000000420 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/05/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ^{Five Hundred} Eight Thousand and No/100 (\$8,500.00)-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Charles M. Whitfield and wife, Billie Joan Whitfield

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

June Crowe

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

Shelby County, Alabama, to-wit:

From the Northeast corner of Section 11, Township 24 North, Range 15 East, run South along the East boundary line of said Section 11 a distance of 1430.0 feet; thence turn 75 deg. 00 min. 40 sec. right and run 69.05 feet; thence turn 39 deg. 08 min. 20 sec. left and run 95.0 feet to the Northwest corner of a lot heretofor conveyed to Kenneth M. Cooper and G. R. Thomas, as shown by deed recorded in Deed Book 266 at page 278, Office of Judge of Probate of Shelby County, Alabama, for t point of beginning of the herein described parcel of land; thence turn an angle t the left of 100 deg. 59 min. 20 sec. and run Southeasterly along said Cooper-Thom lot line 135 feet to a point on the East line of said Section 11 to the Southern-most corner of said Cooper-Thomas lot; thence run South along the East boundary o said Section 11 a distance of 12.00 feet to the Northeast corner of the Weldon lot, as described in Deed Book 258 at page 678 in said Probate Office; thence turn 76 deg. 17 min. 20 sec. right and run along said Weldon lot line 181.36 feet to the Northwest corner of said Weldon lot; thence turn 114 deg. 58 min. 40 sec. righ and run 50.0 feet; thence turn 24 deg. 36 min. 20 sec. right and run 75.0 feet to the point of beginning of the herin described parcel of land, containing 12.5 foo easement in width lying west of and running parallel to the east boundary of afor described parcel of land, according to survey of Sam W. Hickey, Registered Land Surveyor, dated March 29, 1969.

Less and except any portion thereof lying below the 397.00 foot ground elevation contour line below sea level, according to survey of Alabama Power Company, said property between said 397.00 foot ground elevation contour line having been heret fore conveyed to said Alabama Power Company, as shown by deed recorded in Deed Book 246 at page 940, Office of Judge of Probate of Shelby County, Alabama, and subject to transmission line permits to Alabama Power Company. The grantors also convey to the grantee any area lying to the west and north of t above described parcel which lies between the above described parcel and said 397.00 foot ground elevation contour line above sea level. Subject also to Restrictive covenants as shown in Deed Book 296, page 169, as follows: The above described parcel is restricted to residential purposes only and this covenant shall be deemed a covenant running with the land.

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 2nd day of January, 1976

(Seal) Charles M. Whitfield (Seal)
(Seal) Billie J. Whitfield (Seal)
(Seal) (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles M. Whitfield and wife, Billie Joan Whitfield whose name s 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 2nd day of January, A. D., 19 76

Carlene R. Hadaway
Notary Public.