

NAME Donald Hugh Jones, Attorney
1401 City Federal Building
 ADDRESS Birmingham, Alabama 35203

WARRANTY DEED (Without Survivorship)

2567



19760219000013440 1/2 \$.00
 Shelby Cnty Judge of Probate, AL
 02/19/1976 12:00:00 AM FILED/CERT

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of value received and the sum of Ten and no/100 (\$10.00) DOLLARS

to the undersigned grantors Martin Lee Berry and his wife, Donna Annette Berry

in hand paid by Donna Annette Berry

the receipt whereof is acknowledged we the said grantors

do grant, bargain, sell and convey unto the said Donna Annette Berry

the following described real estate, situated in Shelby County, Alabama,

to-wit:

Commence at the southwest corner of the SE 1/4 of SW 1/4 of Section 14, Township 21, South, Range 3 West and in a northerly direction along the west line of said quarter-quarter, run a distance of 327.31 feet to the north right of way line of Smokey Road; thence turn an angle of 125 deg. 45 min. to the right along said right of way line for a distance of 207.83 feet; thence turn an angle of 0 deg. 53 min. to the left along said right of way for a distance of 4.58 feet; thence turn an angle of 81 deg. 37 min. to the left along the westerly boundary line of the Jim M. Lawley property for a distance of 396.52 feet; thence turn an angle of 29 deg. 42 min. to the right for a distance of 144.0 feet; thence turn an angle of 6 deg. 56 min. to the left for a distance of 207.63 feet to the northwest corner of property formerly owned by Arlin C. Isbell and Pauline Isbell to the point of beginning of the land herein described; thence turn an angle of 124 deg. 27 min. to the right along the west boundary line of said property for a distance of 210.84 feet; thence continue along the same said course for a distance of 200.0 feet to the north right of way line of Smokey Road; thence turn an angle of 117 deg. 36 min. to the left along said right of way in a northeasterly direction for a distance of 134.00 feet to a point; thence turn an angle of 62 deg. 24 min. to the left and run northerly 410.84 feet to a point on the north boundary of said property formerly owned by the Isbells; thence run westerly along the north boundary of said property 134 feet to the point of beginning.

Subject to easements and restrictions of record and the unpaid balance on mortgage from Caton to Garber, Cook and Hulsey, Inc., dated September 1, 1967, and recorded in Mortgage Book 306, Page 808, which grantee does assume and agree to pay.

TO HAVE AND TO HOLD, To the said Donna Annette Berry and her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Donna Annette Berry and her

heirs and assigns, that we lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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 Donna Annette Berry and her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seals

this 14th day of February

19 76 .

WITNESSES

Martin Lee Berry
 Martin Lee Berry

Donna Annette Berry
 Donna Annette Berry

Donald Hugh Jones, Attorney
RETURN TO 1401 City Federal Building
Birmingham, Alabama 352

MARTIN LEE BERRY AND

DONNA ANNETTE BERRY

TO

DONNA ANNETTE BERRY

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,

County.

This form furnished by

ALABAMA TITLE COMPANY, INC.

Agents for

COMMONWEALTH LAND TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

5.00
3.00
1.00

Judge of Probate

COMMONWEALTH LAND TITLE INSURANCE
COMPANY

Form B 3013-1



19760219000013440 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/19/1976 12:00:00 AM FILED/CERT

State of ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Martin Lee Berry and Donna Annette Berry 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 14th day of February A. D., 1976.

Donald Hugh Jones
Notary Public

State of

COUNTY

General Acknowledgment

, a Notary Public in and for said County, in said State,

hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

Notary Public

State of

COUNTY

Corporation Acknowledgment

I, a Notary Public in and for said County in said State, hereby certify that

whose name as of 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.

Given under my hand, this the day of

19

Notary Public