

This instrument was prepared by

(Name) BELL, JOHNSON & HILL, Attorneys at Law

(Address) P. O. Box 427, Pelham, Alabama 35124

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

30 69

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-eight thousand nine hundred and no/100(\$38,900.00) Dollars

See Mtg 352-719

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Dorothy D. Ervin and husband, Reese E. Ervin,

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

J. Harris Development 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 the Northeast quarter of the Northwest quarter and the Northwest quarter of the Northeast quarter, Section 35, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of the Northeast quarter of the Northwest quarter of said section for the point of beginning; thence run South along the West line of said quarter-quarter section for a distance of 487.64 feet to the Northwest corner of Monte Tierra Subdivision, Shelby County, Alabama; thence turn an angle of 89 degrees 10 minutes to the left and run east along the north boundary of said subdivision for a distance of 1931.50 feet to the west right of way of Alabama Highway 119; thence turn an angle of 79 degrees 23 minutes to the left and run along said right of way for a distance of 214.16 feet; thence turn an angle of 2 degrees 49 minutes to the right and continue along said right of way for a distance of 214.83 feet to the north line of said section 34; thence turn an angle of 101 degrees 30 minutes to the left and run west along said north line for a distance of 2029.10 feet to the point of beginning. LESS AND EXCEPT the following two parcels:

A part of the Northwest quarter of the Northeast quarter of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: PARCEL I:

Commence at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section and run South along the West boundary of the Northeast quarter of the Northwest quarter of said Section for a distance of 487.64 feet; thence turn an angle of 89 degrees 10 minutes to the left and run East for a distance of 1799.04 feet to the point of beginning; thence continue along the last described line for a distance of 132.46 feet to the West right of way of Alabama Highway No. 119; thence turn an angle of 79 degrees 23 minutes to the left and run Northeasterly along said right of way for a distance of 171.05 feet to the beginning point of a curve, concave to the

-----SEE REVERSE SIDE HEREOF FOR CONTINUATION-----

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 4th day of March, 19 76.

(Seal)

(Seal)

(Seal)

Dorothy D. Ervin

DOROTHY D. ERVIN

Reese E. Ervin

REESE E. ERVIN

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment



19760309000020240 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/09/1976 12:00:00 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy D. Ervin and husband, Reese E. Ervin, 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of March, A. D., 19 76

Dolores D. Underhill

MY COMMISSION EXPIRES FEBRUARY 17, 1980

Notary Public.

Southwest and having an interior angle of 80 degrees 21 minutes and a radius of 15.0 feet; thence run Northeasterly, Northerly Northwesterly and Westerly along said curve for an arc length of 21.03 feet to the ending point of said curve; thence run Westerly along the tangent of said curve for a distance of 148.74 feet; thence turn an angle of 90 degrees 58 minutes to the left and run South for a distance of 183.36 feet to the point of beginning.

PARCEL II:
Commence at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section and run East along the North boundary of said Section for a distance of 1807.10 feet to the point of beginning; thence continue along the last described line for a distance of 222.00 feet to the West right of way of Alabama Highway No. 119; thence turn an angle of 101 degrees 30 minutes to the right and run Southwesterly along said right of way for a distance of 154.07 feet to the beginning point of a curve, concave to the Northwest and having an interior angle of 100 degrees 28 minutes and a radius of 25.0 feet; thence run Southwesterly and Westerly along said curve for an arc distance of 43.48 feet to the ending point of said curve; thence run Westerly along the tangent of said curve for a distance of 149.17 feet; thence turn an angle of 89 degrees 02 minutes to the right and run Northerly for a distance of 183.36 feet to the point of beginning.
Situating in Shelby County, Alabama.

SUBJECT TO:

- 1. Taxes for the year 1976 and subsequent years.
- 2. Right of way to Shelby County for public road, as recorded in Volume 124, Page 201. in the Probate Office of Shelby County, Alabama.
- 3. Right of way to Alabama Power Company, as recorded in Volume 112, Page 456, and Volume 123, Page 433, in the said Probate Office.
- 4. Right of way to Plantation Pipe Line Co., as recorded in Volume 112, Page 335, in the said Probate Office.

BOOK 297 PAGE 456

19760309000020240 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/09/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 MAR -9 PM 12:40
See 1779 352-719
Carnell M. Buchanan
JUDGE OF PROBATE

RETURN TO:

Amelia T. H. B.

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

300
1.00
4.00

Judge of Probate

LAWYERS TITLE INSURANCE CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$