

This instrument was prepared by

(Name) William A. Parker, Attorney at Law

(Address) 1211 28th Street South, Birmingham, Alabama 35205

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

4108



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Shelby Cnty Judge of Probate, AL
04/14/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration

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

Will A. Parker and wife, Carribelle Parker

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

William A. Parker, III

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the NW corner of Section 18, T 21 S, R 2 East, thence easterly along the North line of said section a distance of 666.71 feet to the NE corner of said West-Half of the NW $\frac{1}{4}$ of said Section 18, thence Southerly along the east line of said West-Half a distance of 188.12 feet to a point 31.93 feet south of the centerline of a paved public road, and the point of beginning of tract of land herein described, thence continue along the last mentioned course a distance of 1761.43 feet to a point 30 feet North of the centerline of a road, thence 90°18'30" right Westerly and parallel to centerline of last mentioned road a distance of 175.74 feet to the point of a curve to the left, said curve being subtended by a central angle of 40°00'; and having a radius of 348.33 feet, thence along the arc of said curve 243.13 feet to the point of tangent, thence along said tangent a distance of 75.73 feet to a point on the East line of Lot 1, Block 1 of PARKERS SUBDIVISION, thence 95°41' right Northwesterly along the East boundry of said subdivision 375.23 feet, thence 4°11' right, 350.17 feet, thence 24°27' right 489.34 feet, thence 10°20'30" left, 588.30 feet, thence 3°05'30" left 324.12 feet to a point on the East boundry of Lot 21, Block 1, said point being South of and 30 feet perpendicular to the centerline of a paved public road running easterly, thence 109°20'30" right along said right-of-way 80.87 feet to the point of a curve to the left, said curve being subtended by a central angle of 4°04' and having a radius of 5760.0 feet, thence continue around the arc of said curve 408.83 feet to the point of tangent, thence along said tangent of said right-of-way 716.70 feet to a point that is 30 feet Southwest of and perpendicular to the centerline of another paved public road, said point being situated on a curve to the left, (angle to tangent 71°00' to the right) said curve being subtended by a central angle of 47°27', and having radius of 212.25 feet, thence continue along the arc (30 feet Southwest of and parallel to the centerline of said road) a distance of 175.75 feet to the tangent, thence continue along the tangent 29.32 feet to the point of beginning. Said tract contains 37.7 acres, more or less.

Subject to easements and restrictions of record.

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 8TH

day of AUGUST, 1975

BOOK 238 PAGE 139
STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 APR 14 AM 8:07
Seal of
Cond. M. J. Parker
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

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 Will A. Parker and wife Carribelle Parker 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 3TH day of August, A. D. 1975

Carl W. Hall
Notary Public.