

5532

This instrument was prepared by Harrison and Conwill, Attorneys at Law,
P. O. Box 557, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

mtg 354 - 841

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Ten and no/100 Dollars and the execution of a Purchase Money Mortgage to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where of is acknowledged, I or we, Vestula Vaughn Thompson, unmarried; John Harlan Thompson, III and wife, Sherry Thompson; and Penny Elizabeth Thompson, unmarried (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto R. W. DUKE and DONALD HOWSE (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 23, Township 19 South, Range 2 East, thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 356.27 feet to the point of beginning; thence continue along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 311.60 feet; thence turn an angle of 68 deg. 40 min. to the right and run a distance of 1498.50 feet to a point on the South right-of-way of the A.C.L. Railroad; thence turn an angle of 73 deg. 27 min. to the right, to the tangent of a R/W curve and run along said R/W curve (whose Delta Angle is 6 deg. 37 min. to the left, Radius is 3114.93 feet; Tangent is 180.06 feet, Length of Arc is 359.72 feet) to the P. C. of said R/W curve; thence turn an angle of 90 deg. to the left from tangent of said R/W curve and run along said R/W a distance of 150.00 feet; thence turn an angle of 90 deg. 00 min. to the right and run along said Railroad R/W a distance of 676.53 feet to the West R/W line of the Central of Georgia Railroad; thence turn an angle of 113 deg. 10 min. to the right and run along the West R/W line of said railroad a distance of 1663.78 feet to the North line of the S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section 23; thence turn an angle of 111 deg. 19 min. 30 sec. to the right and run along the North line of said S $\frac{1}{2}$, S $\frac{1}{2}$, NE $\frac{1}{4}$ a distance of 655.94 feet; thence turn an angle of 111 deg. 20 min. 20 sec. to the left and run a distance of 713.02 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of Section 23, Township 19 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama and containing 30.43 acres; subject to the following described easement; Sixty feet for a roadway, being thirty feet on either side of a center line described as follows: Commence at the SE corner of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 23, Township 19 South, Range 2 East, thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 356.27 feet; thence turn an angle of 68 deg. 39 min. 10 sec. to the right and run a distance of 139.58 feet to the point of beginning; thence turn an angle of 68 deg. 39 min. 10 sec. to the left and run a distance of 311.60 feet to the point of ending.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.



19760526000048780 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/26/1976 12:00:00AM FILED/CERT

BOOK 298 PAGE 990

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this

25th day of May, 1976.

Vestula Vaughn Thompson (SEAL)
Vestula Vaughn Thompson

John Harlan Thompson III (SEAL)
John Harlan Thompson, III

Sherry Thompson (SEAL)
Sherry Thompson

Penny Elizabeth Thompson (SEAL)
Penny Elizabeth Thompson

19760526000048780 2/2 \$.00
Shelby Cnty Judge of Probate, AL
05/26/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, H. L. Cousin, a Notary Public in and for said County, in said State, hereby certify that Vestula Vaughn Thompson, unmarried; and Penny Elizabeth Thompson, unmarried, 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 25 day of May, 1976.

H. L. Cousin
Notary Public

STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, H. L. Cousin, a Notary Public in and for said County, in said State, hereby certify that John Harlan Thompson, III, and wife, Sherry Thompson, 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 25th day of May, 1976.

H. L. Cousin
Notary Public

STATE OF ALA. SHELBY CO
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAY 26 AM 11:29
JUDGE OF PROBATE
Cousin H. L.