

This instrument was prepared by:

Harrison and Conwill  
Attorneys at Law  
Columbiana, Alabama 35051

6108

WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

See Mtg 355-429

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Sixty-Six

Thousand and no/100 Dollars and other good and valuable consideration, to the under-  
signed grantor (whether one or more), in hand paid by the grantee herein, the receipt  
where of is acknowledged, I or we, Harry W. Dearing, Jr. and wife, Sybil B. Dearing,  
(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:

Commencing at the NW corner of Section 23, Township 20, Range 3 West;  
thence south along the west line of said Section 23, a distance of 411.13  
feet to the point of beginning; thence east and parallel to north line of  
Section 23, a distance of 1317.50 feet to the  $\frac{1}{4}$ - $\frac{1}{4}$  line of the NW $\frac{1}{4}$  of said  
Section 23; thence north along said  $\frac{1}{4}$ - $\frac{1}{4}$  line to the west boundary of the  
R.O.W. of Shelby County Road #52; thence in a southeasterly direction and  
along said R.O.W. boundary to the south boundary of the Southern Natural  
Gas line easement; thence in a southwesterly direction and along the south  
boundary of said easement 340.08 feet to the  $\frac{1}{4}$ - $\frac{1}{4}$  line of the said NW $\frac{1}{4}$  of  
Section 23; thence south along said  $\frac{1}{4}$ - $\frac{1}{4}$  line 1968.99 feet to the  $\frac{1}{2}$  Section  
line of said Section 23; thence west along said  $\frac{1}{2}$  Section line 2060.30  
feet to the east boundary of the R.O.W. of Shelby County Road #95; thence  
north along said R.O.W. to a point 350.0 feet north of the said  $\frac{1}{2}$  Section  
line; thence east and parallel to said  $\frac{1}{2}$  Section line 1260.30 feet; thence  
north, parallel to west line of said Section 23 a distance of 335.0 feet;  
thence 90 deg. left in a westerly direction a distance of 100.0 feet; thence  
29 deg. 43 min. 23 sec. right in a northwesterly direction a distance of  
150.87 feet; thence 17 deg. 08 min. 31 sec. right in a northwesterly  
direction a distance of 430 feet, more or less, to the west line of said  
Section 23; thence north along said line 1195.66 feet to the point of be-  
ginning.

All above acreage located within the city limits of the City of Helena  
will be used for residential purposes only.

The grantors do hereby reserve a 6 foot easement for the water line  
located on the above described property, which line begins at the west boundary of the  
above described land and runs in an easterly direction approximately 30 feet south of  
and parallel to the City of Helena's water easement to the crest of the ridge where the  
Dearing water line adjoins Helena's city water line, with the right to repair and  
maintain said water line.

19760618000056180 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
06/18/1976 12:00:00AM FILED/CERT

100 JUNE 1976  
PAGE 367  
BOOK



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

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 16th day of June, 1976.

*Harry W. Dearing, Jr.* (SEAL)  
Harry W. Dearing, Jr.

*Sybil B. Dearing* (SEAL)  
Sybil B. Dearing

State of Alabama )

Shelby County )

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harry W. Dearing and wife, Sybil B. Dearing, 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 16th day of June, 1976.

*Martha B. Seiner*  
Notary Public



19760618000056180 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
06/18/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 JUN 18 AM 8:53  
See 1779-355-429  
Correll M. Seiner  
JUDGE OF PROBATE

BOOK 299 PAGE 368