



19760901000083890 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/01/1976 12:00:00AM FILED/CERT

This instrument was prepared by
(Name) David E. Hampe, Jr.

8219

(Address) 823 Frank Nelson Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

See Mtg 357-541

That in consideration of \$20,356.74 and assumption of that certain mortgage recorded in Volume 324, page 59, in the Probate Office of Shelby County, Alabama.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged. I or we, Earnest Franklin Kiker and wife, Evelyn B. Kiker; Gerald S. Odom and wife, Mary Elizabeth Odom; Joseph L. Speed and wife, Ida Joyce Speed; Carroll C. Harmon and wife, Betty Jo Harmon

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

J. Harris Development Corp.

(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 Southwest quarter of the Southwest quarter and the Southeast quarter of the Southwest quarter of Section 22, Township 20 South, Range 3 West, more particularly described as follows:

Commence at the Southwest corner of the Southwest quarter of Southwest quarter of Section 22 and run East along the South line of said quarter-quarter section 1257.6 feet to the point of beginning (said point being 69.0 feet west of the Southwest corner of the Southeast quarter of Southwest quarter of said Section); thence turn an angle to the left of 71 degrees 41 minutes and run in a Northeasterly direction 420.0 feet; thence an angle to the left of 108 degrees 19 minutes and run west parallel to the South line of said Section 417.36 feet; thence an angle to the right of 108 degrees 19 minutes and run in a Northeasterly direction 478.6 feet; thence an angle to the left of 19 degrees 40 minutes and run Northerly 310.4 feet; thence an angle to the right of 89 degrees 47 minutes and run easterly 687.7 feet; thence an angle to the right of 85 degrees 05 minutes and run in a Southeasterly direction (parallel with and 1.0 feet more or less East of Asphalt paving on old dragstrip) 1189.70 feet to the south line of Southeast quarter of Southwest quarter of said Section; thence an angle to the right of 96 degrees 29 minutes and run west along south line of said quarter-quarter section 679.7 feet to the point of beginning. Situated in Shelby County, Alabama.

1. Any part of said property within the boundary of any road.
2. Line permit to Plantation Pipe Line Company, recorded in Volume 112, Page 207, in the Probate Office of Shelby County, Alabama.

(OVER)

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 18 day of May, 1976

Joseph L. Speed (Seal)

Ida Joyce Speed (Seal)

Betty Jo Harmon (Seal)

Mary Elizabeth Odom (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

Earnest Franklin Kiker (Seal)

Evelyn B. Kiker (Seal)

Carroll C. Harmon (Seal)

Gerald S. Odom (Seal)

General Acknowledgment

I, Brenda Kay Chapman, a Notary Public in and for said County, in said State, hereby certify that Earnest Franklin Kiker, Evelyn B. Kiker, Gerald S. Odom, Mary Elizabeth Odom, Joseph L. Speed, Ida Joyce Speed, Carroll C. Harmon and Betty Jo Harmon 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 18th day of May, A. D., 1976

Brenda Kay Chapman
10-1-77

Notary Public.

3. Line permit to Southern Natural Gas Company, recorded in Volume 90, Page 480, in the said Probate Office.
4. Easements to Alabama Power Company, recorded in Volume 113, Page 182; and in Volume 174, Page 306, in the said Probate Office.
5. Right of Way to V. B. Currie for Ingress and Egress, recorded in Volume 139 Page 201, in the said Probate Office.
6. Easement to Kirkpatrick for driveway, as recorded in Volume 265, Page 646, in the Probate Office of Shelby County, Alabama.
7. Any part of said property condemned, or to be condemned by lis pendens filed by the Utilities Board of the Town of Helena, as recorded in Lis Pendens Book #5, Page 111, in the said Probate Office.
8. Grantee agrees to allow a right-of-way access for Alvin G. Nelson to get to his property.

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Shelby Cnty Judge of Probate, AL
09/01/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 SEP - 1 AM 9:50
See Mtg 357-544
Conrad M. Anderson
JUDGE OF PROBATE

BOOK 300 PAGE 667

RETURN TO:

Jack

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

*600
100
700*

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$