

8330

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

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Thousand and no/100 Dollars 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, we William J. O'Neal, Jr., an unmarried man; Peggy O'Neal Miles and husband, Thomas Theodore Miles (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto HENRY MIKUL, JR. and FRANK M. EAGAN, JR., (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 Section 2, Township 22 South, Range 3 West; thence Westerly along the South boundary of said Section 900.00 feet to the point of beginning; thence continue Westerly along said South boundary 1690.00 feet, more or less, to the point on said South boundary that is 297.00 feet East of the East right-of-way boundary of Alabama State Highway 119; thence Northerly and parallel to said East right-of-way boundary 297.00 feet; thence Westerly and parallel to said South boundary 297.00 feet to intersection with said East right-of-way boundary; thence Northerly along said East right-of-way boundary 500.00 feet; thence turn 90 deg. 07 min. to the right in an Easterly direction 2009.37 feet; thence Southerly and parallel to the East boundary of said Section 850.64 feet, more or less, to the point of beginning.

ALSO, begin at the Southeast corner of Section 2, Township 22 South, Range 3 West; thence run Northerly along the East boundary line of said Section 1468.50 feet to a point; thence turn 92 deg. 07 min. to the left and run in a Westerly direction 900.18 feet to a point; thence run in a Southerly direction parallel to said East boundary line a distance of 1,407 feet to a point on the South line of said Section 2; thence run in an Easterly direction along said South line of said Section 2 a distance of 900 feet to the point of beginning.

SUBJECT TO a 30 foot road right-of-way easement being 15 feet on each side of the following described center line:
Commence at the SE corner of Section 2, Township 22 South, Range 3 West; thence Westerly along the South boundary of said Section 915.01 feet; thence Northerly and parallel to the East boundary of said Section 434.00 feet to the point of beginning of center line herein described; thence continue Northerly along same course 416.63 feet; thence turn 92 deg. 07 min. left in a Westerly direction 1994.36 feet to the intersection with the East right-of-way boundary of Alabama State Highway 119, said intersection being the terminus of center line herein described.

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, his, her or their heirs and assigns, that we are

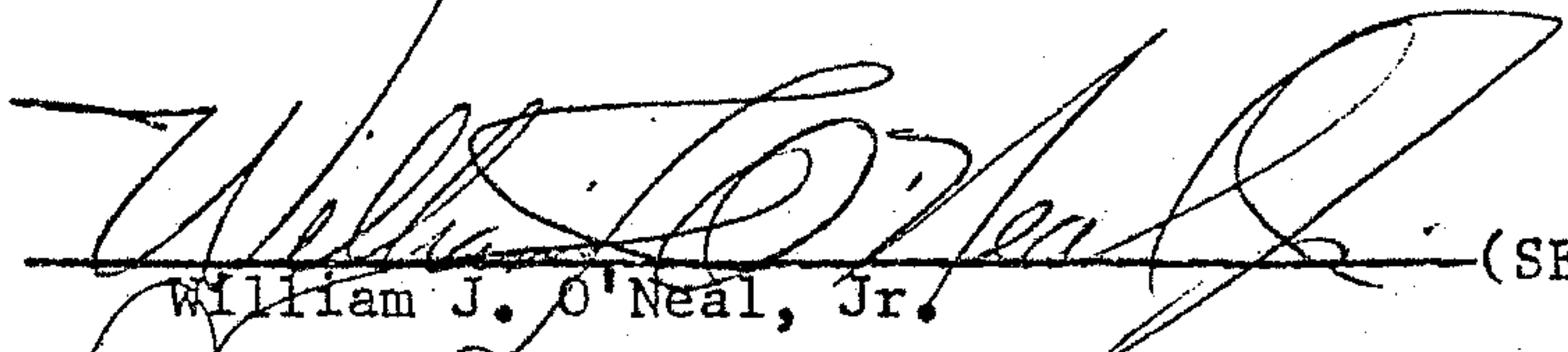


19760907000085470 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/07/1976 12:00:00AM FILED/CERT

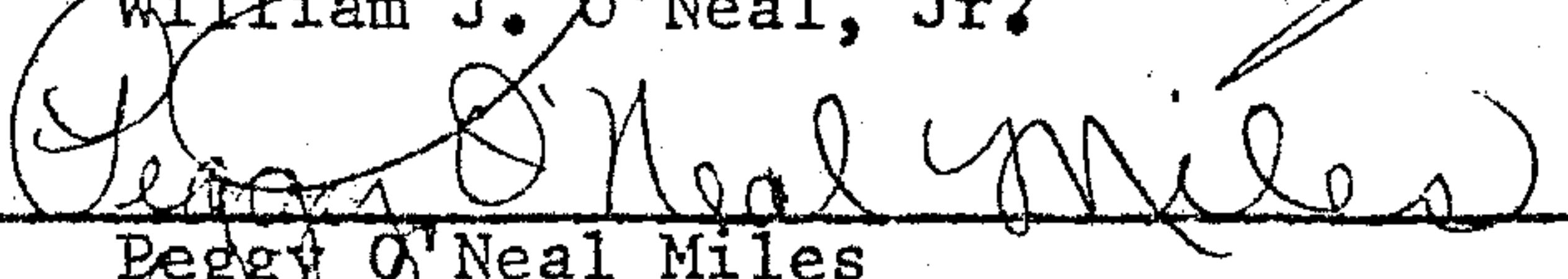
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lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall 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 4th day of September, 1976.



William J. O'Neal, Jr. (SEAL)



Peggy O'Neal Miles (SEAL)



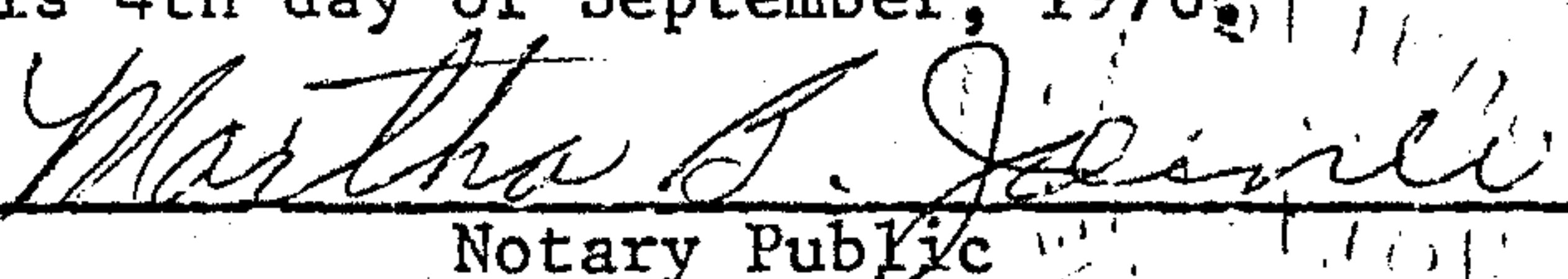
Thomas Theodore Miles (SEAL)

STATE OF ALABAMA

SHELBY COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that William J. O'Neal, Jr., an unmarried man; Peggy O'Neal Miles and husband, Thomas Theodore Miles, 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 4th day of September, 1976.



Notary Public

19760907000085470 2/2 \$.00
Shelby Cnty Judge of Probate, AL
09/07/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 SEP - 7 PM 3:41
Jude J. 100
Candace M. Joiner
JUDGE OF PROBATE