

This instrument was prepared by

(Name) Walter Fletcher

(Address) 927 Brown-Marx Building, Birmingham, Ala. 35203

Jefferson Land Title Services Co. Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

8839

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eight Thousand Seven Hundred Sixteen and 50/100 (\$208,716.50) and execution of Purchase Money Mortgage in the amount of \$90,649.31

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where of is acknowledged, ~~XXX~~ we, Dolphus W. Humphries and Wife, Jimmie W. Humphries

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto River Oaks Dev., Inc.

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

See attached Exhibit "A" for legal description attached hereto and made a part hereof.

\$208,716.50 of the purchase price recited above was paid from mortgage Loan closed simultaneously herewith.

Barcode and notary information: 19760928000092570 1/3 \$.00 Shelby Cnty Judge of Probate, AL 09/28/1976 12:00:00AM FILED/CERT

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this ... day of ..., 19.....

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(SEAL) Dolphus W. Humphries (SEAL)

(SEAL) Jimmie W. Humphries (SEAL)

(SEAL) (SEAL)

STATE OF Alabama Jefferson COUNTY

General Acknowledgment

I, Dolores C. Meeks a Notary Public in and for said County, in said State, hereby certify that Jimmie W. Humphries, wife of Dolphus W. Humphries

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of September A.D. 1976



Dolores C. Meeks Notary Public

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dolphus W. Humphries, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of September, 1976.

Walter Fletcher
Notary Public.



19760928000092570 2/3 \$.00
Shelby Cnty Judge of Probate, AL
09/28/1976 12:00:00AM FILED/CERT

Return to: Dominick, Fletcher,
Yelding, Dominick & Acker, P.A.

Dolphus W. Humphries and Jimmie W.
TO Humphries

River Oaks Dev., Inc.

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF

Recording Fee \$:
Deed Tax \$ \$

This form furnished by

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BOOK 1008

Jefferson Land Title Services Co. Inc.
BIRMINGHAM, ALABAMA

AGENTS FOR
Mississippi Valley Title Insurance Company

EXHIBIT "A"

A parcel of land located in the North Half of the SW-1/4, the SE-1/4 of the SW-1/4 and the SW-1/4 of the SE-1/4 of Section 29, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of the NE-1/4 of the SW-1/4 of said Section 29; thence in a Southerly direction along the East line of said 1/4-1/4 section a distance of 1314.50 feet to the Southeast corner of said 1/4-1/4 section; thence 14° 37' 30" left in a Southeasterly direction a distance of 1225.30 feet to the Northwesterly right of way line of Cahaba Valley Road, said point being on a curve to the left, said curve having a radius of 2904.79 feet and a central angle of 6° 54' 13"; thence 86° 10' 43" right (measured to tangent of said curve), in a Southwesterly direction along arc of said curve, a distance of 350.0 feet; thence 100° 43' 30" right (measured from tangent of said curve), in a Northwesterly direction, a distance of 1413.51 feet; thence 74° 02' 37" left in a Westerly direction a distance of 908.88 feet; thence 137° 23' right, in a Northeasterly direction, a distance of 473.39 feet; thence 114° 23' left in a Northwesterly direction a distance of 285.14 feet; thence 23° left in a Westerly direction, a distance of 226.0 feet; thence 90° right in a Northerly direction, a distance of 600.0 feet; thence 90° left in a Westerly direction a distance of 136.0 feet; thence 90° right in a Northerly direction, a distance of 239.0 feet to the North line of said North Half of the SW-1/4 of said Section 29; thence 90° right in an Easterly direction, along said North line, a distance of 1527.81 feet to the point of beginning.

Subject to an easement for roadway 60 feet wide over and across said property from Arrowhead Lane on the eastern side thereof to the western boundary thereof and the property owned by D. W. Humphries as said easement is laid out on that presently unrecorded boundary map of D. W. Humphries' property prepared by Allen Whitley Land Surveyor and Engineer on September 20, 1976. Said easement to be for the benefit of and to run with the land of said D. W. Humphries adjacent on the western side in accordance with an agreement entered into between the Grantors and Grantee of even date herewith.

D. W. Humphries
River Falls Dev., Inc.
by *[Signature]*
President.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 SEP 28 AM 9:40
See Mtg 358-272
Carnel H. Fountain
JUDGE OF PROBATE

19760928000092570 3/3 \$.00
Shelby Cnty Judge of Probate, AL
09/28/1976 12:00:00AM FILED/CERT

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