



19761014000098490 1/3 \$.00
 Shelby Cnty Judge of Probate, AL
 10/14/1976 12:00:00AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
)
 SHELBY COUNTY)

391

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of the sum of Five Thousand, Two Hundred Dollars (\$5,200.00) to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we C. H. Fulton, an unmarried man, W. S. Pritchard, Jr., and his wife, Ann Pritchard (herein referred to as Grantors), do hereby grant, bargain, sell and convey unto American Telephone and Telegraph Company, a corporation organized and existing under and by virtue of the laws of the State of New York (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A 1.722 acre parcel of land lying and being in the S/W 1/4 of the S/W 1/4 of Section 6, and the N/W 1/4 of the N/W 1/4 of Section 7, Range 2 West, Township 21 South, Shelby County, Alabama, and being more particularly described as follows:

Beginning at a point on the South section line of Section 6, said point being located S 86° 43' 39" E, a distance of 251.60 feet from Southwest corner of Section 6. From said point of beginning, proceed N 05° 56' 26" East for 143.96 feet to a concrete monument; thence proceeding South 84° 03' 34" East for 300.0 feet to a concrete monument; thence proceeding South 05° 56' 26" West for 128.09 feet to a point on the South section line; thence proceeding South 05° 56' 26" West into Section 7 for 121.91 feet to a concrete monument; thence proceeding North 84° 03' 34" West for 300.0 feet to a concrete monument; thence proceeding North 05° 56' 26" East for 106.04 feet to a point on the North section line of Section 7 and the South line of Section 6 and the point of beginning. Being in the N/W 1/4 of the N/W 1/4 of Section 7, and the S/W 1/4 of the S/W 1/4 of Section 6, containing 1.722 acres. All bearings shown are referenced in the True Meridian.

BOOK 301 PAGE 493

Grantors, however, hereby expressly reserve to themselves, their heirs, executors, administrators, personal representatives, and assigns, an easement as follows:


the right, at their own risk, to cross the eastern-most thirty feet of the parcel of land hereby conveyed, and to establish a lane or road within said thirty foot strip, for the purpose of having access to any other such part or portion of the land and premises of the grantors.

Subject to:

1. Taxes due and payable October 1, 1977;
2. Permit to Alabama Power Company recorded in Deed Book 142, Page 571 in the Probate Records of Shelby County, Alabama;
3. Easement to Southern Natural Gas Company recorded in Deed Book 90, Page 287 in said Probate Records;
4. Easement to American Telephone and Telegraph Company recorded in Deed Book 289, Page 678 in said Probate Records.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid, and that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its successors and assigns, forever, against the lawful claims of all persons.


19761014000098490 2/3 \$.00
Shelby Cnty Judge of Probate, AL
10/14/1976 12:00:00AM FILED/CERT

BOOK 301 PAGE 494

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13th day of October, 1976.

19761014000098490 3/3 \$.00
Shelby Cnty Judge of Probate, AL
10/14/1976 12:00:00AM FILED/CERT

W. S. Pritchard, Jr.
W. S. PRITCHARD, JR.

Ann Pritchard
ANN PRITCHARD

C. H. Fulton
C. H. FULTON

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 OCT 14 AM 11:47
Filed for 500
JUDGE OF PROBATE

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that W. S. Pritchard, Jr., and Ann Pritchard, 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 the 13th day of October, 1976.

Ann Kelly
NOTARY PUBLIC

NOTARY PUBLIC
SHELBY COUNTY ALABAMA
10 14 1976

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that C. H. Fulton, an unmarried man, whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of October, 1976.

Notary Public, Alabama State at Large
My Commission Expires September 29, 1980
Bonded by Home Indemnity Co, of N.Y.

Richard Patrick Carmody
NOTARY PUBLIC

NOTARY PUBLIC
SHELBY COUNTY ALABAMA
10 14 1976

BOOK 301 PAGE 435