

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

1456
19761117000111910 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/17/1976 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of the sum of Forty Seven Thousand Five Hundred (\$47,500.00) Dollars to the undersigned Grantor, in hand paid and delivered by the Grantee herein, the receipt whereof is acknowledged, I James R. Tully, an unmarried man (herein referred to as Grantor), do hereby grant, bargain, sell and convey unto SOUTH CENTRAL BELL TELEPHONE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Delaware and having its principal office in place of business in the City of Birmingham, Alabama (herein referred to as Grantee), the following described real estate situated in the City of Columbiana, Shelby County, Alabama, to-wit:

Commence at the Northeast corner of Section 26, Township 21 South, Range 1 West; thence proceed South 86 deg. 30 min. W (MB) for a distance of 420.43 feet to a point (iron pin) located at the back of conc. curb on East margin of North Main Street; thence turn an angle of 89 deg. 35 min. to the left and proceed South 3 deg. 05 min. E (MB) along the said East margin of North Main Street for a distance of 304.46 feet to a point; thence turn an angle of 0 deg. 13 min. to the left and proceed South 3 deg. 18 min. E. (MB) along the said East margin of North Main Street for a distance of 553.27 feet to a point (iron pin); thence turn an angle to 0 deg. 32 min. to the left and proceed South 3 deg. 50 min. E. (MB) along the said East margin of North Main Street for a distance of 6.20 feet to a point; thence turn an angle of 94 deg. 25 min. to the left and proceed for a distance of 5.40 feet to the point of beginning of the parcel of land herein described; thence turn an angle of 94 deg. 25 min. to the right and run South 3 deg. 50 min. E. a distance of 241.63 feet; thence turn an angle of 97 deg. 05 min. 30 sec. and run North 79 deg. 04 min. 30 sec. E. along the north margin of Carters Lane a distance of 305.22 feet; thence turn an angle of 85 deg. 24 min. 30 sec. to the left and run North 6 deg. 20 min. West a distance of 244.37 feet; thence turn an angle of 94 deg. 32 min. to the left and run South 79 deg. 08 min. West a distance of 93.46 feet; thence turn an angle of 82 deg. 58 min. to the left and run South 03 deg. 50 min. East a distance of 13.36 feet to a point; thence turn an angle of 85 deg. 35 min. to the right and run South 81 deg. 45 min. West a distance of 200 feet to the point of beginning.

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SUBJECT TO:

1. A Transmission Line Permit, dated November 11, 1960, granted to Alabama Power Company, a corporation, recorded in Deed Book 214, Page 366, in the Office of the Probate Judge, Shelby County, Alabama.
2. 1977 taxes - a lien not yet due and payable.

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

And I do for myself and for my heirs, executors, and administrators, covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I will and my 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of November, 1976.

James R. Tully
James R. Tully

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 NOV 17 AM 10:17
Deed Book 4750
Conveyance
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 James R. Tully, 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 12th day of November, 1976.

L. H. Tully
NOTARY PUBLIC

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