

THIS INSTRUMENT PREPARED

NAME ✓ Corley & Halbrooks

6106

ADDRESS 2117 Magnolia Avenue

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama
Jefferson

COUNTY

} Know All Men By These Presents,

That in consideration Thirty Thousand Fifty-Four and no/100 ----- DOLLARS

to the undersigned grantor David B. Clayton, an unmarried man

in hand paid by Alma R. Brooker

the receipt whereof is acknowledged

I

the said

do grant, bargain, sell and convey unto the said

David B. Clayton, an unmarried man

the following described real estate, situated in

Alma R. Brooker

Shelby

County, Alabama,

to-wit:

See Attached Exhibit "A".

Subject to:

1. Current taxes.
2. Easement to Alabama Power Company, as shown by instrument recorded in Deed Book 101, Page 77, Probate Office of Shelby County, Alabama.
3. Easement to Plantation Pipe Line Company, as shown by instrument recorded in Deed Book 112, Page 352, in said Probate Office.



19770304000019800 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/04/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their 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~~) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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, I have hereunto set my hand and seal, this 12th day of February, 19 77.

WITNESS:

James M. Graham

David B. Clayton
David B. Clayton

State of Alabama

Jefferson

COUNTY

} General Acknowledgement

I, the undersigned Minnie W. Gary, a Notary Public in and for said County, in said State, hereby certify that David B. Clayton, an unmarried man whose name is is signed to the foregoing conveyance, and who is know 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 12th day of February

A. D., 19 77

Minnie W. Gary

Notary Public

EXHIBIT "A"

19770304000019800 2/2 \$.00
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Commence at the SE corner of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Sec. 15, T-21-S, R-3-W; thence run West along the South line of said Section a distance of 24.28 feet to the point of beginning; thence turn an angle of 90 deg. 48' 01" to the left and run a distance of 275.03 feet; thence turn an angle of 90 deg. 48' 01" to the right and run a distance of 268.85 feet; thence turn an angle of 59 deg. 49' to the right and run a distance of 34.71 feet; thence turn an angle of 59 deg. 49' to the left and run a distance of 488.98 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 258.16 feet; thence turn an angle of 7 deg. 09' 15" to the right and run a distance of 88.86 feet; thence turn an angle of 0 deg. 07' 09" to the left and run a distance of 277.93 feet; thence turn an angle of 31 deg. 03' 27" to the right and run a distance of 46.67 feet; thence turn an angle of 14 deg. 34' 20" to the right and run a distance of 50.28 feet; thence turn an angle of 26 deg. 07' 52" to the left and run a distance of 50.69 feet; thence turn an angle of 9 deg. 41' 08" to the left and run a distance of 60.81 feet; thence turn an angle of 9 deg. 16' 50" to the left and run a distance of 188.98 feet; thence turn an angle of 81 deg. 04' 08" to the right and run a distance of 143.80 feet; thence turn an angle of 9 deg. 20' 40" to the right and run a distance of 142.94 feet; thence turn an angle of 1 deg. 50' 43" to the right and run a distance of 302.31 feet; thence turn an angle of 79 deg. 22' 05" to the right and run a distance of 667.11 feet to the point of beginning. Situated in the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Sec. 15, T-21-S, R-3-W, Shelby County, Alabama, and containing 15.82 acres, more or less.

DAS

Ord. Fee \$30.50
1977 MAR 4 AM 9:39

Rec. 300
Ind. 100

\$34.50

Shelby County Judge of Probate