

THIS INSTRUMENT PREPARED

NAME Corley & Halbrooks

ADDRESS 2115 Magnolia Avenue

6108

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

Jefferson

COUNTY

Know All Men By These Presents,

That in consideration One and no/100 DOLLARS

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

in hand paid by • Alma R. Brooker, an unmarried person, and James H. Moore and Darthy M. Moore,

the receipt whereof is acknowledged I the said David B. Clayton, an unmarried man

do grant, bargain, sell and convey unto the said Alma R. Brooker, an unmarried person, & James H. Moore

and Darthy M. Moore, the following described real estate, situated in Shelby County, Alabama,

to-wit:

See Attached Exhibit "A".



19770304000019890 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/04/1977 12:00:00AM FILED/CERT

The herein named grantees do hereby acknowledge and agree that the said 60-foot right of way which is conveyed herein is being conveyed to the parties so as to grant to Alma R. Brooker a one-half undivided interest in all of the said 60-foot right of way and a one-half undivided interest to James H. Moore and Darthy M. Moore in the said 60-foot right of way, it being agreed by the said grantees that the purpose of said 60-foot right of way shall be and is for the purposes of ingress and egress in, to, over, and across the said 60-foot right of way to the properties of the respective herein named grantees which lies along said right of way and contiguous to the said right of way. The said grantees further agree to do any and everything that may be possible to improve the said 60-foot right of way, at their mutual expenses, and shall agree to convey the same to Shelby County as a dedicated street, and the cost of such improvement shall be borne by the said parties equally, and shall be maintained at a mutual expense by the said grantees until such time as the same can be dedicated to Shelby County for a public street. The grantees further acknowledge that each of the herein named grantees and other property owners which shall be contiguous to the said 60-foot right of way shall have this right of ingress and egress over the entire 60-foot strip as described herein and shall in no way be prohibited from the use of the same for such purposes.

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 (~~ours~~) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (~~we are~~) 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 (~~ours~~) 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 H. Moore

David B. Clayton
David B. Clayton

State of Alabama

Jefferson

COUNTY

General Acknowledgement

I, the undersigned Margie W. Gray, a Notary Public in and for said County, in said State, hereby certify that David B. Clayton an unmarried man whose name 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

Margie W. Gray
Notary Public

EXHIBIT "A"

Commence at the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Sec. 15, T-21-S, R-3-W, thence run South along the East line of said $\frac{1}{4}$ Section a distance of 112.25 feet to the point of beginning; thence turn an angle of 33 deg. 33 min. 16 sec. to the right and run a distance of 215.50 feet; thence turn an angle of 65 deg. 00 min. 05 sec. to the right and run a distance of 207.11 feet; thence turn an angle of 59 deg. 10 min. 00 sec. to the left and run a distance of 188.08 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 60.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 151.17 feet; thence turn an angle of 59 deg. 19 min. 00 sec. to the right and run a distance of 209.58 feet; thence turn an angle of 63 deg. 00 min. 05 sec. to the right and run a distance of 250.78 feet to the East line of said $\frac{1}{4}$ Section; thence turn an angle of 88 deg. 32 min. 16 sec. to the left and run a distance of 60.01 feet to the point of beginning. Also, 30 feet on either side of a center-line described as follows:

Commence at the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Sec. 15, T-21-S, R-3-W, thence run South along the East line of said $\frac{1}{4}$ Section a distance of 112.65 feet to the point of beginning; thence turn an angle of 87 deg. 31 min. 20 sec. to the left and run a distance of 61.31 feet; thence turn an angle of 61 deg. 51 min. 20 sec. to the right and run a distance of 120.11 feet to the P.C. of a curve; thence continue along said curve (whose Delta angle is 61 deg. 12 min. to the left, Radius is 151.76 feet; Tangent is 91.53 feet, Length of Arc is 165.31 feet) to P.T. of said curve; thence continue in the same direction a distance of 211.75 feet to the West right-of-way of Shelby County Hwy. No. 110 and point of ending. Situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Sec. 15, T-21-S, R-3-W, Shelby County, Alabama.

DBE

STATE OF ALABAMA
COUNTY OF SHELBY
INSTRUMENT WAS FILED

1977 MAR 4 AM 9:42

Thomas H. [Signature]
JUDGE OF PROBATE

Rec. 350

Ind. 1.00

\$ 5.00



19770304000019890 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/04/1977 12:00:00AM FILED/CERT