

STATE OF ALABAMA)
JEFFERSON COUNTY)

11493



19770729000078260 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/29/1977 12:00:00AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Sixty-Eight Thousand Three Hundred Twenty-Five and 58/100 Dollars (\$268,325.58) to the undersigned grantors, Dolphus W. Humphries and wife, Jimmie W. Humphries, in hand paid by River Oaks Dev., Inc., a corporation, the receipt whereof is acknowledged, we, the said Dolphus W. Humphries and wife, Jimmie W. Humphries, do grant, bargain, sell and convey unto the said River Oaks Dev., Inc., a corporation, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the N-1/2 of the SW-1/4 of Section 29, and the NE-1/4 of the SE-1/4 of Section 30, all in Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the NW corner of the N-1/2 of the SW-1/4 of said Section 29; thence in an Easterly direction, along the North line of said N-1/2 of the SW-1/4, a distance of 1119.81 feet; thence 90° right, in a Southerly direction, a distance of 239.0 feet; thence 90° left, in an Easterly direction, a distance of 136.0 feet; thence 90° right, in a Southerly direction, a distance of 600.0 feet; thence 90° left, in an Easterly direction, a distance of 226.0 feet; thence 23° right, in a Southeasterly direction, a distance of 285.14 feet; thence 114° 23' right, in a Southwesterly direction, a distance of 473.39 feet; thence 42° 37' right, in a Westerly direction, a distance of 1368.83 feet; thence 1° 12' 14" right, in a Westerly direction a distance of 309.62 feet to the Southeasterly right-of-way line of Interstate Highway I-65; thence 96° 26' 39" right in a Northeasterly direction, along said right-of-way, a distance of 684.72 feet; thence 13° 56' 51" right, in a Northeasterly direction a distance of 497.88 feet; thence 26° 10' 28" left, in a Northerly direction a distance of 124.63 feet to the North line of the NE-1/4 of the SE-1/4 of said Section 30; thence 95° 44' 10" right, in an Easterly direction, along said North line a distance of 14.75 feet to the point of beginning.

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Mineral and mining rights excepted. The purchase price above was paid from a mortgage loan closed simultaneously herewith.

LESS AND EXCEPT lands as being condemned for I-65 Highway as described in P. S. Book 5, Page 423, in the Probate Office of Shelby County, Alabama, ~~and condemnation for I-65 Highway as shown by P. S. Book 5, Page 527, dated June 14, 1977, through E 1/2 of the SE 1/4 of Section 30, Township 19, Range 2 West.~~ *D.M.*

TO HAVE AND TO HOLD to the said River Oaks Dev., Inc., a corporation, its successors and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said River Oaks Dev., Inc., a corporation, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except 1977 taxes;

D.M.

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said River Oaks Dev., Inc., a corporation, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 20th day of July, 1977.

Dolphus W. Humphries
Dolphus W. Humphries
Jimmie W. Humphries
Jimmie W. Humphries



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 and Jimmie W. Humphries~~, Jimmie W. Humphries, whose names ~~are~~^{is} signed to the foregoing conveyance, and who ~~are~~^{is} known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, ~~they~~^{she} executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of July, 1977.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT TO BE
1977 JUL 29 AM 9 59
Ad Jct 50
Ru 300
Jud 1.00
\$ 4.50
JUDGE OF PROBATE

Dolores C. Meeks
Notary Public

Sec Mtg. 367.825

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 conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of July, 1977.

Dolores C. Meeks
Notary Public

This instrument was prepared by Daniel M. Spitler, Attorney, Suite 100, Spitler Building, 1970 Chandalar South Office Park, Pelham, Alabama 35124.

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