

DEED, STATURORY WARRANTY

THE STATE OF ALABAMA
SHELBY COUNTY


19770803000080070 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/03/1977 12:00:00AM FILED/CERT

127

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Thirty-five Hundred and no/100-----DOLLARS to the undersigned grantors, Ruth Luck Gordon and husband, Harris M. Gordon, in hand paid by LINDA GAIL EPPERSON, the receipt whereof is acknowledged, we the said Ruth Luck Gordon and husband Harris M. Gordon, do grant, bargain, sell and convey unto the said LINDA GAIL EPPERSON, the following described real estate, to-witt:

Commence at the northeast corner of the Southwest Quarter of the Northwest Quarter, Section 36, Township 21 South, Range 1 West, thence run west along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 496.39 feet to the west right-of-way line of Shelby County Highway No. 47; thence turn an angle of 112 deg. 41 min. to the left and run along said Highway right-of-way a distance of 714.28 feet to the P.C. of a right-of-way curve; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 10.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run along said right-of-way curve, whose Delta Angle is 4 deg. 42 min. 03 sec. to the right, radius is 1870.01 feet, tangent is 76.75 feet, length of arc is 153.42 feet, to a point of tangent, and the point of beginning of the land herein described which point is the southeast corner of that tract of land conveyed to Ellis Bentley, Jr. and wife, Lallage Powell Bentley by Leon Powell, and the southeast corner of that tract of land conveyed by Sidney M. Bird Jr. and wife to Kenneth Leon Mc Cord by deed dated the 21st. day of August, 1976, and recorded in Deed Book 300, Page 522, in the Probate Office of Shelby County, Alabama. Thence continue along said right-of-way curve whose Delta Angle is 6 deg. 07 min. 51 sec. to the right, radius is 1870.01 feet, tangent is 100.14 feet, length of arc is 200.00 feet to the point of tangent; thence turn an angle of 79 deg. 54 min. 09 sec. to the right from tangent and run a distance of 257.41 feet to the east right-of-way of the L & N Railroad; thence turn an angle of 93 deg. 17 min. 56 sec. to the right and run along said Railroad right-of-way a distance of 200.00 feet; thence turn an angle of 86 deg. 57 min. to the right and run a distance of 270.39 feet to the west right-of-way line of Shelby County Highway No. 47 and the said point of beginning; situated in the Southwest Quarter of the Northwest Quarter, Section 36, Township 21 South, Range 1 West, Huntsville Meridian, Shelby County Alabama. Subject to apparent easements and easements and rights of way of record. Said description being according to a survey of Frank W. Wheeler, Alabama Registered Land Surveyor No. 3385 on November 4, 1976.

To have and to hold the said above described property unto the said Linda Gail Epperson, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto her heirs and assigns forever.

In Witness Whereof, we have hereunto set our hands and seals this 14th day of December, 1976.

WITNESSES:

Ruth Luck Gordon (Seal)

Harris M. Gordon (Seal)

Linda Gail Epperson
R. 2 Box 151-C

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STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that

a Notary Public in and for said County,

Ruth Luck Gordon and husband, Harris M. Gordon

whose name(s) 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 14th day of December A.D. 1976

Martha B. Joiner
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT

1977 AUG -3 AM 10:23

Qued tax 3.50
Thomas A. Davidson, Jr.
JUDGE OF PROBATE Rec. 3.00
Dud. 1.00
7.50

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