

STATE OF ALABAMA)

JEFFERSON COUNTY)

7390

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twenty-three thousand, five hundred and no/100 dollars (\$23,500.00), to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, LILLI D. BELCHER (joined by her husband, VAN E. BELCHER), herein referred to as Grantors, do grant, bargain, sell and convey unto G. W. CLEMMONS and wife, ^{Danya}~~DONA~~ SUSAN CLEMMONS, herein referred to as Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

I. Begin 330 feet West of the SE corner of the SE 1/4 of NW 1/4 of Section 23, Township 19, Range 1 East, and run North 330 feet; thence run East 250 feet; thence South 1000 feet to the North right of way of U.S. Highway No. 280; thence Southwesterly along said right of way to a point 330 feet West of the west line of the NW 1/4 of SE 1/4; thence run North to the point of beginning.

II. Commence at a point 80 feet West of the SE corner of the SE 1/4 of the NW 1/4 of Section 23, Township 19, Range 1 East, for point of beginning; run thence South 670 feet; more or less, to a point on the north right of way line of U.S. Highway No. 280; thence turn to the left and run Northeast along the North right of way line of U.S. Highway No. 280 a distance of 750 feet; thence run North to a point 330 feet North of the Southern line of the SW 1/4 of the NE 1/4 of said Section 23; run thence West to a point 80 feet west of the west line of the SW 1/4 of the NE 1/4 of said Section; thence run South 330 feet, more or less, to point of beginning.

This conveyance is made subject to the following:

- 1.) Taxes due in the year 1978, a lien but not yet payable;
- 2.) Mineral and mining rights and rights incident thereto excepted;
- 3.) Less and except any part of subject property now a part of a roadway;
- 4.) Easements and rights of way to Shelby County, Alabama, in Deed Book 95, page 489, Deed Book 104, page 468, and Deed Book 104, page 457;
- 5.) Easements to Plantation Pipe Line Company in Deed Book 112, page 363;
- 6.) Easements to Alabama Power Company, in Deed Book 111, page 158, Deed Book 111, page 159, Deed Book 123, page 417, Deed Book 124, page 458, Deed Book 127, page 582, and Deed Book 264, page 513.

\$15,000.00 of the consideration reflected above was paid from the proceeds of a mortgage loan closed simultaneously with the delivery of [REDACTED] Deed. [REDACTED] [REDACTED]

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TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

We do for ourselves and our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24th day of January, 1978.

WITNESS:

L W Clemmons (Seal)

Danya S. Clemmons (Seal)

Lilli D. Belcher (Seal)
LILLI D. BELCHER

Van E. Belcher (Seal)
VAN E. BELCHER

STATE OF ALABAMA)
JEFFERSON COUNTY)

19780207000015630 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/07/1978 12:00:00AM FILED/CERT

I, Chervis Isom, a Notary Public in and for said County in said State, hereby certify that LILLI D. BELCHER and her husband, VAN E. BELCHER, whose names 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official day this 24th day of January, 1978.

Chervis Isom
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1978 JAN 31 AM 11:23

shelby
Rec. 28.50
3.00
1.00
27.50

This instrument was
prepared by
CHERVIS ISOM
14th floor
City National Bldg.
Birmingham Ala.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1978 JAN 31 AM 11:23
Thomas A. Snowden, Jr.
JUDGE OF PROBATE