

This instrument was prepared by

(Name) Dale Corley 8239

(Address) 2117 Magnolia Avenue



19780228000024610 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/28/1978 12:00:00AM FILED/CERT

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-Five Thousand and no/100 Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

William Riley Zeigler and wife, Marcella Zeigler, Tommy LeRoy Zeigler and wife, Jacqueline C. Zeigler and Jack Riley Zeigler and wife, Kandys Zeigler

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Three C's, an Alabama General Partnership

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

A parcel of land located in the SE 1/4 of the NW 1/4 and SW 1/4 of NW 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as follows: Commence at the northeast corner of said southeast quarter of the northwest corner and run thence in a southerly direction along the east line of said quarter-quarter 333.69 feet to a point of beginning; thence continue in a southerly direction along the same course as before for 292.0 feet to the corner of a fence as it exists on this date; thence turn an angle of 89° 29.5' right and run in a westerly direction 1327.93 feet; thence turn an angle of 90° 29.5' right and run in a northerly direction 306.21 feet; thence turn left 124° 26' and run in a southwesterly direction a distance of 539.56 feet to a point on the northeasterly right of way of a street called Miller Circle, said point being on a curve which is concave southwest and having a radius of 692.82 feet; thence turn 101° 40' 24" right to the tangent of said curve and run in a northwesterly direction along the arc of said curve 30.51 feet, said arc having a central angle of 2° 31' 23"; thence turn an angle to the right of 80° 50' 59" from the tangent of said curve and run northeasterly 554.62 feet; thence turn an angle of 36° 07.5' right and run 1328.54 feet to the point of beginning.

BOOK 310 PAGE 705

Subject to:

- 1. Current taxes.
- 2. Right of way to Alabama Power Company recorded in Volume 101, Page 536 and Volume 175, Page 274, in the Probate Office of Shelby County, Alabama.

\$48,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and 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~~(we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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, we have hereunto set our hands(s) and seal(s), this 23rd day of February, 1978.

Jacqueline C. Zeigler (Seal)
Jacqueline C. Zeigler
Jack Riley Zeigler (Seal)
Jack Riley Zeigler
Kandys Zeigler (Seal)
Kandys Zeigler

William Riley Zeigler (Seal)
William Riley Zeigler
Marcella Zeigler (Seal)
Marcella Zeigler
Tommy LeRoy Zeigler (Seal)
Tommy LeRoy Zeigler

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Riley Zeigler and wife, Marcella Zeigler, Tommy LeRoy Zeigler and wife, Jacqueline C. Zeigler and Jack Riley Zeigler and wife, Kandys Zeigler 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of February, A. D., 1978.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 FEB 28 AM 9:06

William Halbrook
Notary Public

Rec'd 16.50
Rec. 3.50
1.00

21.00

B.D.N.B.