



19780711000089260 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/11/1978 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

NAME: Ferris S. Ritchey, Jr., Ritchey & Ritchey, P

ADDRESS: Suite 405, 11 West Oxmoor Road
Birmingham, Alabama 35209

Form 1-1-6

2321
CORPORATION FORM WARRANTY DEED— ALABAMA TITLE CO., INC., BIRMINGHAM, ALA.

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-five Thousand (\$55,000.00) and no/100----- DOLLARS,

to the undersigned grantor, SHADES RIDGE HOLDING COMPANY, INC., a corporation,
in hand paid by Melina F. Davis and Samelia F. Thomas,

the receipt of which is hereby acknowledged, the said Shades Ridge Holding Company, Inc.,

does by these presents, grant, bargain, sell and convey unto the said Melina F. Davis and Samelia F. Thomas

the following described real estate, situated in Shelby County, Alabama, to-wit:

BOOK 313 PAGE 526
All of a tract of land more particularly described as follows: Begin at the NE corner of the NE 1/4 of the NE 1/4 of Section 35, Township 18, Range 2 West, and run South 667.4 ft. to intersection with highway right of way, thence at an angle of 117°25' to right in a north-westerly direction along the middle line of highway right of way 223.4 ft., thence northwesterly along right of way 650.1 ft., thence northwesterly along right of way 298.3 ft. to intersection with north boundary line of 40 acres 941.4 ft. to point of beginning, said property being situated in Shelby County, Alabama; except the following described portion of the aforesaid tract, which is specifically excepted herefrom, to-wit: Starting at the NE corner of the NE 1/4 of NE 1/4, Section 35, Township 18 South, Range 2 West; thence westerly along the North line of said NE 1/4 of NE 1/4, a distance of 350 ft., more or less, to a point located 150 ft. northeasterly of and at right angles to survey center line of Project S-376-C, the point of beginning; thence continue westerly along said north line, crossing said survey (see reverse side hereof) *

TO HAVE AND TO HOLD, To the said Melina F. Davis and Samelia F. Thomas, and their

heirs and assigns forever.

And said SHADES RIDGE HOLDING COMPANY, INC., does for itself, its successors
and assigns, covenant with said Melina F. Davis and Samelia F. Thomas, and their

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Melina F. Davis and Samelia F. Thomas, and their

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said SHADES RIDGE HOLDING COMPANY, INC., by its
President, , who is authorized to execute this conveyance,
has hereto set its signature and seal, this the day of , 19 78.

ATTEST:

SHADES RIDGE HOLDING COMPANY, INC.

By Melina F. Davis
President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in
said State, hereby certify that Melina F. Davis
whose name as President of Shades Ridge Holding Company, Inc.,
a corporation, 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, he, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 28th day of June, 19 78.

Cherry A. Creechmore
Notary Public

My Commission Expires May 5, 1980

*center line at Station 19 plus 55, which Station is located 613.8 ft. westerly of the northeast corner of said NE 1/4 of NE 1/4, a distance of 510 feet; more or less, to a point on the present northeasterly right of way line of Ala. Hwy. No. 91; thence run southeasterly along the said present right of way line a distance of 1080 feet, more or less, to the east line of said NE 1/4 of NE 1/4; thence run northerly along said east line of NE 1/4 of NE 1/4, a distance of 322 feet, more or less, to a point located 150 feet northeasterly of and at right angles to said survey centerline; thence run northwesterly parallel to and 150 feet from said survey centerline on a curve to the left (concave Southwesterly) having a radius of 5879.65 feet, a distance of 455 ft., more or less, to the point of beginning; said strip of land lying in NE 1/4 of NE 1/4, Section 35, Township 18 South, Range 2 West, and containing 5.73 acres, more or less, and being the land pre viously condemned by Shelby County, Alabama, for public highway purposes. Situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.

IDENTIFY THIS

INSTRUMENT WAS FILED

Deed *for* *\$55.00*
JUL 11 PM 2:19

Shelby County Judge of Probate
JUDGE OF PROBATE

Rec. 3.00
Ind 1.00
\$ 59.00



19780711000089260 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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Return to: Ritchey & Ritchey, P.A.
Ste. 405, 11 W. Oxmoor
Birmingham, AL 35209

SHADES RIDGE HOLDING CO., INC

TO

Melina F. Davis and

Samelia F. Thomas

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

Office of the Judge of Probate:

Recording Fee \$.....

Deed Tax \$.....

This Form Furnished By

ALABAMA TITLE CO., INC.

615 North 21st Street

Birmingham, Alabama