

1674

This instrument was prepared by

(Name) Gail W. Humber
Odom, May & DeBuys
(Address) 2160 Highland Avenue, Birmingham, AL

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of (\$67,500.00) Sixty-seven Thousand Five Hundred 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,

A. L. Burbic, Jr. and wife, Starr L. Burbic

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

Mary O. Finney

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

19781012000137600 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/12/1978 12:00:00AM FILED/CERT

From the Northeast corner of the NW 1/4 of the NW 1/4 of Section 28, Township 19 South Range 2 West, run West along the North boundary line of the said NW 1/4 of the NW 1/4 of Section 28, Township 19 South, Range 2 West for 483.67 feet; thence turn an angle of 92 degrees, 17 1/2 minutes to the left and run Southerly 1023.24 feet to the point of beginning of the land herein described; thence continue Southerly along the same line for 804.95 feet; thence turn an angle of 34 degrees, 18 1/2 minutes to the left and run Southeasterly for 703.08 feet; thence turn an angle of 10 degrees 15 1/2 minutes to the right and Southeasterly for 523.14 feet, more or less, to a point on the North Right of Way line of the Cahaba Valley Road; thence turn an angle of 97 degrees 55 minutes to the left and Northeasterly along the North Right of Way line of the said Cahaba Valley Road for 217.49 feet; thence turn an angle of 82 degrees, 26 minutes to the left and run Northwesterly for 2020.0 feet, more or less, to the point of beginning. This land being a part of the West 1/2 of Section 28, Township 19 South, Range 2 West and being 10.105 acres, more or less.

SUBJECT TO: (1) Ad valorem property taxes for the current year and thereafter.
(2) Right of Way in favor of Alabama Power Co. recorded in Vol. 101, Page 525. (3)
Right of Way in favor of Shelby County, Alabama, recorded in Deed Book 135, Page 11.
(4) Easement in favor of Alabama Power Co. recorded in Vol. 175, Page 298.

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 am (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 6th day of October, 1978.

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
(Seal)

1978 OCT 12 AM 9:49 (Seal)

A. L. Burbic, Jr. (Seal)
Starr L. Burbic (Seal)
Starr L. Burbic (Seal)

JUDGE OF PROBATE
(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

Deed 67.50
Rec. 1.50
Jud. 1.00
70.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. L. Burbic, Jr. and wife, Starr L. Burbic 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 6th day of October, A. D., 1978

ODOM, MAY & DEBUYS

Notary Public