

This instrument was prepared by:
Bruce L. Gordon, Attorney
1500 City National Bank Building
Birmingham, Alabama 35203


19790208000016080 1/4 \$.00
Shelby Cnty Judge of Probate, AL
02/08/1979 12:00:00AM FILED/CERT

WARRANTY DEED

State of Alabama:
Shelby County:

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Gilder L. Wideman and wife, Frances DeB. Wideman, and Stacy J. Childs and wife, Kristine Childs (herein referred to as grantors), grant, bargain, sell and convey unto Stacy J. Childs (herein referred to as grantee), the following described real estate, situated in Alabaster, Shelby County, Alabama, to-wit:

PARCEL "A"

Part of the west half of the SW 1/4 of NW 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama; said part being more particularly described as follows: Begin at the northwest corner of the SW 1/4 of the NW 1/4 of Said Section 36, thence in an easterly direction along the north boundary line of said 1/4-1/4 section 316.21 feet to the point of beginning; thence continue on the same course for 343.50 feet; thence turning an angle of 88°48'30" to the right, run in a southerly direction for a distance of 263.37 feet; thence turning an angle of 91°15'30" to the right, run westerly 342.44 feet; thence turning an angle of 88°30'27" to the right, run in a northerly direction 262.945 feet to the point of beginning.

The grantors do likewise convey and grant unto the said Stacy J. Childs an easement running with the land, for purposes of ingress and egress, over and upon the following described real property, situated in Alabaster, Shelby County, Alabama, to-wit:

Part of the west half of the SW 1/4 of NW 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, said part being more particularly described as follows: From the northwest corner of said SW 1/4 of NW 1/4, run east along the north boundary line of said 1/4-1/4 section for a distance of 316.21 feet; thence turn an angle to the right of 88°34'45" and run southerly for a distance of 495.89 feet to the point of beginning; thence turn an angle to the left of 134°23'13" and run northeasterly for a distance of 42.99 feet; thence turn an angle to the left of 44°07'14" and run northerly for a distance of 202 feet; thence turn an angle to the right of 90° and run easterly for a distance of 30 feet; thence turn an angle to the right of 90° and run southerly for a distance of 262.93 feet; thence turn an angle to the right of 90°04'18" and run west for a distance of 59.15 feet; thence turn an angle to the right of 88°26'09" and run northerly for a distance of 30 feet to the point of beginning.

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Bruce L. Gordon

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Warranty Deed

The property conveyed hereby includes a reserved easement across Tract C for ingress and egress being 30 feet wide and situated 30 feet North of, parallel with and adjacent to the South line of said Tract C.

TRACT C

A parcel of land situated in the Southwest Quarter of the Northwest Quarter of Section 36, Township 20 South, Range 3 West, and the Southeast Quarter of the Northeast Quarter of Section 35, Township 20 South, Range 3 West, all in Shelby County, Alabama, being more particularly described as follows: Begin at the Northwest corner of said Southwest Quarter of Section 36; thence run South 89 degrees 20 minutes West along the North line of said Southeast Quarter of Northeast Quarter of Section 35, a distance of 14.34 feet to its intersection with the Easterly right-of-way line of U. S. Highway 31, said point being situated on a curve running in a Southerly direction having a central angle of 3 degrees 51 minutes 54 seconds and a radius of 5,629.58 feet (angle from last described course to tangent of said curve is 80 degrees 11 minutes 6 seconds to the left); thence run in a Southerly direction along the arc of said curve a distance of 379.74 feet to the end of said curve; thence run South 5 degrees 17 minutes West along said Easterly right-of-way line of U. S. Highway 31 a distance of 151.07 feet; thence run North 89 degrees 19 minutes 30 seconds East a distance of 410.83 feet; thence run North 2 degrees 00 minutes West a distance of 526.43 feet to its intersection with the North line of said Southwest Quarter of NW 1/4 of Section 36; thence run South 89 degrees 20 minutes West along the North line of said quarter-quarter a distance of 316.21 feet to the point of beginning.

The grantor, Gilder L. Wideman, and the grantee, Stacy J. Childs, are each presently the owners of an undivided one-half interest in the real property being conveyed herein, as well as the following described real property situated in Alabaster, Shelby County, Alabama, to-wit:

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PARCEL "B"

Part of the west half of the SW 1/4 of NW 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama said part being more particularly described as follows:
Begin at the northwest corner of the SW 1/4 of the NW 1/4 of said Section 36, thence in an easterly direction along the north boundary line of said 1/4-1/4 section 659.71 feet; thence turning an angle of 88°48'30" to the right, run in a southerly direction for a distance of 263.37 feet to the point of beginning; thence continue on the same course for a distance of 263.37 feet; thence turning an angle of 91°19'30" to the right, run westerly 341.38 feet; thence turning an angle of 88°26'09" to the right, run in a northerly direction 262.945 feet; thence turning an angle of 91°29'33" to the right, run in an easterly direction 342.44 feet to the point of beginning.

It is the intent and purpose of each of the parties hereto that Stacy J. Childs become the sole owner of Parcel "A" in exchange for Gilder L. Wideman obtaining title to and becoming the sole owner of Parcel "B" (subject to the easements set out hereinabove).

This conveyance is made subject to all easements, encumbrances, and rights-of-way of record.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, his 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 7th day of February, 1979.

Gilder L. Wideman
Gilder L. Wideman

Frances DeB Wideman
Frances DeB Wideman

Stacy J. Childs
Stacy J. Childs

Kristine Childs
Kristine Childs

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State of Alabama:
Shelby County:

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Gilder L. Wideman and wife, Frances DeB. Wideman, 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 the 7th day of February, 1979.

Notary Public
Notary Public

State of Alabama:
Shelby County:

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Stacy J. Childs and wife, Kristine Childs, 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 the 7th day of February, 1979.

[Signature]
Notary Public

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STATE OF ALA. SHELBY CO.
1979 FEB 28 PM 3:53

[Signature]
JUDGE OF PROBATE
Deed .50
Rec. 7.00
Incl. 1.00
8.50

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