140000

This instrument was prepared by:

(Name) S. W. Smyer, Jr. 566

(Address) 2118 First Ave., North, Birmingham, AL 35203

Warranty Deed

1979071600089130 1/2 $.00
Shelby Cnty Judge of Probate, AL
07/16/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Thousand Dollars ($1,000) and other valuable considerations and the conveyance by grantees herein to grantors herein of other real estate to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, S. W. SMYER, JR., and wife ASTRID M. SMYER, and ROBERT P. PARKER, and wife MELANIE D. PARKER, herein referred to as grantors, do grant, bargain, sell and convey unto JAMES B. DAVIS, M. DOUGLAS MIMS AND THE FIVE T'S, an Alabama corporation, herein referred to as grantees, the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the S½ of the NW¼, and part of the N½ of SW¼, both in Section 24, Township 18 South, Range 1 West, Shelby County, Alabama, and parts being more particularly described as follows: From the northwest corner of the southwest quarter of Section 24, run south along the west line of said section for a distance of 138.65 feet to a point in the centerline of Dunavant Valley Road; thence turn an angle to the left of 136°27'30" and run northeasterly along said road centerline for a distance of 30 feet; thence turn an angle to the right of 90° and run southeasterly for a distance of 30 feet to a point on the southeast right-of-way line of said Dunavant Valley Road which is hereafter referred to as "Point A"; thence continue in a southeasterly direction along the same course for a distance of 155 feet, more or less, to a point on the line of high water level of Great Pine Lake which is hereinafter referred to as "Point B", said point being the point of beginning of the property herein described; thence from said point of beginning turn an angle of 180°00' and run in a northwesterly direction for a distance of 155 feet, more or less, to the above described "Point A"; thence turn an angle to the right of 90° and run northeasterly along the southeasterly right-of-way line of said Dunavant Valley Road for a distance of 1196.15 feet; thence turn an angle to the right of 90° and run southeasterly for a distance of 916.76 feet; thence turn an angle to the right of 39°21.5' and run southerly for a distance of 100 feet, more or less, to a point on the line of high water level of Great Pine Lake; thence run southwesterly and westerly along said line of high water level for a distance of 1758 feet, more or less, to the point of beginning, which is described above as "Point B", containing 21.8 acres more or less.

SUBJECT TO ENCUMBRANCES LISTED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD to the said grantees, their heirs, successors and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9th day of July, 1979.

S. W. Smyer, Jr.

Astrid M. Smyer

Robert P. Parker

Melanie D. Parker

RETURN TO:
JAMES R. DAVIS
ATTORNEY AT LAW
SUITE 10
#2 OFFICE PARK CIRCLE
BIRMINGHAM, AL 35223

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that S. W. Smyer, Jr. and wife Astrid M. Smyer, and Robert P. Parker and wife Melanie D. Parker, 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 2nd day of July, 1979.

Mary C. Tidwell
Notary Public

BOOK 320 PAGE 627

EXHIBIT "A"

ENCUMBRANCES FOR WHICH NO WARRANTIES OF TITLE ARE GIVEN:

Title to subject property is conveyed subject to the following:

1. Advalorem taxes for the year 1979, a lien but not yet due and payable until October 1, 1979.

2. Right of Way granted to Alabama Power Company by Instrument(s) recorded in Deed Volume 148, Page 18; Volume 176, page 381; Volume 182, page 326, and Volume 194, page 330; all as recorded in the Office of the Judge of Probate, Shelby County, Alabama.

3. Right of way granted to Shelby County in Deed Volume 196, page 264, as recorded in said Probate Office.

4. Easement for driveway and parking, if any, as granted in Deed Volume 319, page 432, as recorded in said Probate Office.

5. Rights of access to adjoining lake.

6. Rights of access to subject property other than that provided by Agreement of Easement dated July 2, 1979, by and between Ingrid F. L. Smyer and Robert W. Page, if any.

JUL 16 PM 8 57

Deed Tax - 14.50
Rec - 5.50
Clerk 1.00
14.50

19790716000089130 2/2 $.00
Shelby Cnty Judge of Probate,AL
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