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american title insurance company

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

This instrument was prepared by

(Name) Robert L. Shields, III

(Address) 1900 Crestwood Blvd., Birmingham, Alabama 35210

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

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

That in consideration of Thirty Thousand Two Hundred Fifty and no/100 ($30,250.00) DOLLARS

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

Larry H. James and wife, Margaret James

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

Chenault-Bone Realty Company

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

1979081300010316O 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/13/1979 12:00:00AM FILED/CERT

BOOK 321 PAGE 389

A parcel of land situated in the SE¼ of the SE¼ of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:
Commence at the SE corner of said section, township and range; thence westerly along the south line of said section, a distance of 622.53 feet; thence 89 degrees 57 minutes right, in a northerly direction a distance of 328.8 feet, more or less, for the point of beginning; thence continue along last described course, a distance of 260.0 feet to a point on the south right-of-way line of Shelby County Highway No. 14; thence 86 degrees 29 minutes left, in a westerly direction along said right-of-way line of said County road, a distance of 150.0 feet; thence 100 degrees 30 minutes left, in a southerly direction, a distance of 161.0 feet; thence 42 degrees 58 minutes left, in a southerly direction, a distance of 170.01 feet to the point of beginning.

Subject to all easements, restrictions and right of ways of record.

Margaret James, grantor herein is one and the same person as Margaret J. James, grantee in that certain deed filed in Volume 309 Page 829 in the Probate Office of Shelby County, Alabama.

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 3rd day of August, 19 79.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1979 AUG 13 AM 8:32
JUDGE OF PROBATE

30.50
.50
.10
3.00

Larry H. James (Seal)

Margaret James (Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry H. James and wife, Margaret James 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 3rd day of August A. D., 19 79

Notary Public

B.T.7
Return to Robert L. Shields, III, attorney