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american title insurance company

This instrument was prepared by 2119 3RD AVENUE NORTH • BIRMINGHAM AL 35203 • (205) 254-8080

(Name) Thomas L. Foster, Attorney

(Address) 2010 City Federal Bldg., Birmingham, Alabama 35203



19791009000131140 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/09/1979 12:00:00AM FILED/CERT

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

STATE OF ALABAMA

Shelby

KNOW ALL MEN BY THESE PRESENTS:

COUNTY

That in consideration of Seventy Two Thousand One Hundred Seventy Five and NO/100 (72,175.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Michael L. Williams and Edna R. Williams, husband and wife

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

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

Commence at the NE corner of the NE 1/4 of the NW 1/4, Section 10, Township 19 South, Range 1 West; thence run Southerly along the East line of said 1/4-1/4 Section 946.7 ft.; thence turn an angle to the right of 89 deg. 55' 30" and run Westerly 486.73 ft.; said point is the point of beginning; thence continue Westerly 140.00 ft.; thence turn an angle to the right of 90 deg. 06' 30" and run Northerly 120.07 ft. thence turn an angle to the left of 39 deg. 50' and run Northwesterly 445.19 ft.; thence turn an angle to the left of 21 deg. 57' and run Northwesterly 56.66 ft. to a point on the Easterly right of way line of County Highway No. 41; thence turn an angle to the right 86 deg. 00' and run Northeasterly along said right of way line 95.73 ft.; thence turn an angle to the right of 55 deg. 18' and run Northeasterly 161.27 ft.; thence turn an angle to the right of 21 deg. 40' and run Southeasterly 385.90 ft.; thence turn an angle to the right of 5 deg. 21' and run Southeasterly 27.91 ft.; thence turn an angle to the right of 73 deg. 26' 30" and run Southerly 369.11 ft.; thence turn an angle to the right of 39 deg 55' 30" and run Southwesterly 200.00 ft. to the point of beginning.

Subject to:

1. Ad valorem taxes for the current tax year.
2. Right of way to Ala. Power Co. in Vol. 319, page 50.
3. Restrictions contained in Misc. Vol. 6, page 236 in said Probate Office.
4. Right of way to South Central Bell in Vol. 314, page 504.
5. Restrictions, limitations and covenants as recorded in Misc. Book 6, page 236.
6. Right of way and easements for a public road, known as the Dunnivant Valley Road, as shown by the application, decree and order of condemnation recorded in Probate Minutes 21, page 323.
7. Joint non-exclusive easement for a drive in favor of Robert Higginbotham 15 ft. in width to extend from Shelby County Highway 41 to Southern boundary of property.
8. Also subject to other rights or easements which may arise with respect to the above described property as a result of the sale by grantors herein of certain property adjacent to South of the above described property, to Robert Higginbotham.

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 5th day of October, 1979

\$55,000.00 of the purchase price recited above was paid from a mortgage loan closing simultaneously herewith.

Michael L. Williams (Seal)
Michael L. Williams

Edna R. Williams (Seal)
Edna R. Williams

OCT -9 (Seal) 8:46

Deed 17.50 Secnty 397-22 (Seal)
Fee 1.50
Inst 1.00 (Seal)
20.00

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael L. Williams and Edna R. Williams, husband and wife, who 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 5th day of October, A. D., 1979