

19791115000149590 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/15/1979 12:00:00AM FILED/CERT

This instrument was prepared by

(Name) Otis L. Brown

582

(Address) 2216 10th Court South, Birmingham, Alabama 35205

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Thousand and No/100 Dollars (\$9,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Willie C. Jones, Jr. and wife, Patricia Jones

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

Foster Dove

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit: Parcel One: A Parcel

of land situated in the East 1/2 of the Northeast 1/4 of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said Section 3, thence in a Westerly direction, along the North line of said Section, a distance of 448.03 feet, thence 91 degrees 15 minutes 58 seconds left in a Southerly direction, a distance of 1127.59 feet to the Point of Beginning, thence continue along the last described course a distance of 394.63 feet, thence 89 degrees 57 minutes 56 seconds right, in a Westerly direction, a distance of 220.64 feet, thence 90 degrees right, in a Northerly direction, a distance of 167.76 feet, thence 0 degrees, 06 minutes 05 seconds left, in a Northerly direction, a distance of 226.48 feet, thence 90 degrees right, in an Easterly direction a distance of 221.28 feet to the Point of Beginning. Said Parcell contains 2.0 acres. Subject to a 30 foot wide easement parallel to the East property line of said parcel. Parcel Two: A parcel of land located in the East 1/2 of the Section 3, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said Section 3, thence in a Westerly direction along the North line of said Section 3 a distance of 448.03 feet; thence 91 degrees 15 minutes 58 seconds left, in a South-erly direction, a distance of 979.84 feet to the Point of Beginning; thence continue along last described course a distance of 147.74 feet; thence 89 degrees 51 minutes 51 seconds right, in a Westerly direction, a distance of 221.23 feet; thence 90 degrees right in a Northerly direction, a distance of 153.21 feet; thence 91 degrees 24 minutes 57 seconds right, in an Easterly direction, a dis-tance of 221.70 feet to the Point of Beginning. Parcel is subject to a 30 foot wide easement on East property line. Parcel contains 0.8 acres more or less.

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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 ~~they~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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

day of _____, 19____

11 15 P.M. 12:59
Recd 9.00
Rec. 1.50
Exp. 1.00
11.50
(Seal)
(Seal)
(Seal)

Willie C. Jones Jr. (Seal)
Patricia Jones (Seal)
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, OTIS L. BROWN, a Notary Public in and for said County, in said State, hereby certify that WILLIE C. JONES, JR. AND WIFE PATRICIA JONES 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 WAS executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of March A. D., 1979

Foster Dove
Rt 5 Box 1

Notary Public
Otis L. Brown