

This instrument was prepared by

768

(Name) S. W. Smyer, Jr.

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

Warranty Deed

19791128000154060 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/28/1979 12:00:00AM FILED/CER

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

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

Part of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$, and part of the N $\frac{1}{2}$ of SW $\frac{1}{4}$, 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 grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our successors, heirs, executors and administrators covenant with the said GRANTEE, their 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 successors, 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, the undersigned James B. Davis and wife Bobbie H. Davis, M. Douglas Mims and wife Mary S. Mims, and The Five T's, an Alabama corporation, have hereunto set our hands and seals, and the undersigned The Five T's, an Alabama corporation, by its President Ralph S. Tully, who is authorized to execute the conveyance, has hereto set its signature and seal all on this 8th day of July, 1979.

James B. Davis

Bobbie H. Davis

M. Douglas Mims

Mary S. Mims

THE FIVE T'S, an Alabama Corporation

By

Ralph S. Tully, President

Walter H. Thomas
First Engineering Co.
P.O. Box 157 - Birmingham - 35201

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James B. Davis and wife Bobbie H. Davis, M. Douglas Mims and wife Mary S. Mims, 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 24 day of July, 1979.

Oscar H. Cook, Jr.
Notary Public

STATE OF ALABAMA)

JEFFERSON COUNTY)

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Shelby Cnty Judge of Probate, AL
11/28/1979 12:00:00AM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ROBERT S. TULLY, whose as President of The Five T'S, an Alabama corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the agent of said corporation.

Given under my hand and official seal, this the 24 day of July, 1979.

Oscar H. Cook, Jr.
Notary Public

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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 June 2, 1979, by and between Ingrid F. L. Smyer and Robert Page, or in the instrument recited in Item 3 hereinabove.

RECEIVED

NOV 28 PM 3:31

Judge of Probate

Dr. 20.00
Bo. 4.50
Qtd. 1.00
25.50