

This instrument was prepared by

(Name) CHAS. H. NOSES, JR. 236

(Address) P. O. Box 7627-A, Birmingham, Alabama

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

J-43970

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

\$ 110,000

That in consideration of EXCHANGE OF REAL ESTATE UNDER THIS SAME DATE

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we, Charles R. Byrd, Trustee, under Instrument of Trust, dated January 1, 1946, recorded in Volume 3874, page 306, in the Office of the Judge of Probate of Jefferson County, Alabama exchange

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

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



19800107000002890 Pg 1/2 .00  
Shelby Cnty Judge of Probate, AL  
01/07/1980 00:00:00 FILED/CERTIFIED

SEE EXHIBIT "A" ATTACHED

Subject to: Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed 5, Page 706.

Right of Way granted to Alabam Power Company by instrument(s) recorded in Deed 139, Page 167, Page 104 and Deed 101, Page 523.

BOOK 324 PAGE 165

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 GRANTEE 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, I have hereunto set my hands(s) and seal(s), this 31st day of December, 1979.

(Seal)  
(Seal)  
(Seal)

Charles R. Byrd as Trustee  
Charles R. Byrd, Trustee, under instrument of trust, dated January 1, 1946, recorded in Volume 3874, page 306, in the office of the Judge of Probate of Jefferson County, Alabama.

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, Charles Richard Estes Jr., a Notary Public in and for said County, in said State of Alabama, hereby certify that Charles R. Byrd, whose name as Trustee under said trust instrument dated January 1, 1946, 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, in his capacity as Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, A. D., 1979.

JEFFERSON LAND TITLE SERVICES CO., INC.  
316 North 21st Street  
P. O. Box 10481

Charles Richard Estes Jr.  
Notary Public



## EXHIBIT "A"

19800107000002890 Pg 2/2 .00  
Shelby Cnty Judge of Probate, AL  
01/07/1980 00:00:00 FILED/CERTIFIED

Begin at the southwest corner of the SE 1/4 of the SW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, and run north along the west line of said 1/4-1/4 section a distance of 320.85 feet to a point; thence 57 degrees 30 minutes to the right in a northeasterly direction a distance of 394.03 feet to a point; thence 122 degrees 28 minutes 56 seconds to the right in a southerly direction a distance of 220.00 feet to a point; thence 122 degrees 28 minutes 56 seconds to the left in a northeasterly direction a distance of 197.01 feet to a point; thence 57 degrees 31 minutes 04 seconds to the left in a northerly direction a distance of 480.77 feet to a point on the southeasterly right of way line of Valley Dale Road; thence 57 degrees 31 minutes 04 seconds to the right in a northeasterly direction along the southeasterly right of way line of Valley Dale Road a distance of 196.97 feet to a point; thence 122 degrees 28 minutes to the right in a southerly direction a distance of 1030.00 feet to a point on the south line of the SE 1/4 of the SW 1/4; thence 92 degrees 11 minutes to the right in a westerly direction along the south line of said 1/4-1/4 section a distance of 665.56 feet to the point of beginning.

SUBJECT to a 30 foot easement for ingress and egress over the East 30 feet of the North 260.75 feet.

ALSO, SUBJECT to a 10 foot easement for drainage and utilities the centerline of said easement being described as follows:

Begin at the southwest corner of the SE 1/4 of the SW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, and run north along the west line of said 1/4-1/4 section a distance of 320.85 feet to a point; thence 57 degrees 30 minutes to the right in a northeasterly direction a distance of 394.03 feet to a point; thence 122 degrees 28 minutes 56 seconds to the right in a southerly direction a distance of 220.00 feet to a point; thence 122 degrees 28 minutes 56 seconds to the left in a northeasterly direction a distance of 197.01 feet to a point; thence 57 degrees 31 minutes 04 seconds to the left in a northerly direction a distance of 220 feet to the point of beginning of said easement; thence continue along same line for 260.77 feet to the end of said easement.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1980 JAN -7 PM 1:24

*Thomas G. Snowden, Jr.*  
JUDGE OF PROBATE

*Deed tax 110.00*  
*Rec. 30.00*  
*Ind. 10.00*  

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*114.00*