

989

This instrument was prepared by
Louise G. Whitfield, Rt. 1
Vincent, Alabama 35178

WARRANTY DEED



19800129000011680 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
01/29/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Five Thousand and No/100 (\$5,000.00) Dollars cash in hand paid by Albert M. Taylor and wife, Sybil M. Taylor to John K. Whitfield and wife Louise G. Whitfield (hereinafter called Grantors), receipt whereof is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said Albert M. Taylor and wife, Sybil M. Taylor (hereinafter called Grantees), as joint tenants, with right of survivorship, the following described real estate located in Shelby County, Alabama, to wit:

A tract of land located in the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 18 South, Range 2 East, Shelby County, Alabama, and run in a Westerly direction along the South line of said 1/4-1/4 Section a distance of 345.61 feet to a point on an old fence line; thence deflect 88°57'00" and run to the right in a Northerly direction a distance of 1091.16 feet to the point of beginning of the herein described parcel; thence deflect 90°14'30" and run to the left in a Westerly direction a distance of 566.06 feet to a point on the East right-of-way line of the Southern Railway System (formerly the Central of Georgia Railroad); thence turn an interior angle of 98°29'20" and run to the right in a Northwesterly direction along said right-of-way line a distance of 226.48 feet to a point on the North line of said 1/4-1/4 Section; thence turn an interior angle of 81°30'40" and run to the right along the North line of said 1/4-1/4 Section a distance of 600.43 feet to a point on an old fence line; thence turn an interior angle of 89°45'30" and run to the right in a Southerly direction and along the old fence line a distance of 224.00 feet to the point of beginning of the herein described parcel; containing 3.00 acres, more or less.

Also a 30' easement for access to the above described parcel, being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 18 South, Range 2 East, Shelby County, Alabama, and run in a Westerly direction along the South line of said 1/4-1/4 Section a distance of 345.61 feet to a point; thence deflect 88°57'00" and run to the right in a Northerly direction a distance of 1091.16 feet to the point of beginning of the herein described easement; thence deflect 90°14'30" and run to the left in a Westerly direction a distance of 30.00 feet to a point; thence deflect 89°37'40" and run to the left in a Southerly direction a distance of 1252.72 feet to a point on the North right-of-way line of Shelby County Highway #467; thence deflect 85°12'00" and run to the left in an Easterly direction and along said right-of-way line a distance of 30.11 feet to a point; thence deflect 94°48'00" and run to the left in a Northerly direction a distance of 1255.36 feet to the point of beginning of the herein described easement.

According to a survey made by Darrell E. Reeser, Al. L. S. #12158, on the 20th day of November, 1979

BOOK 324 PAGE 660

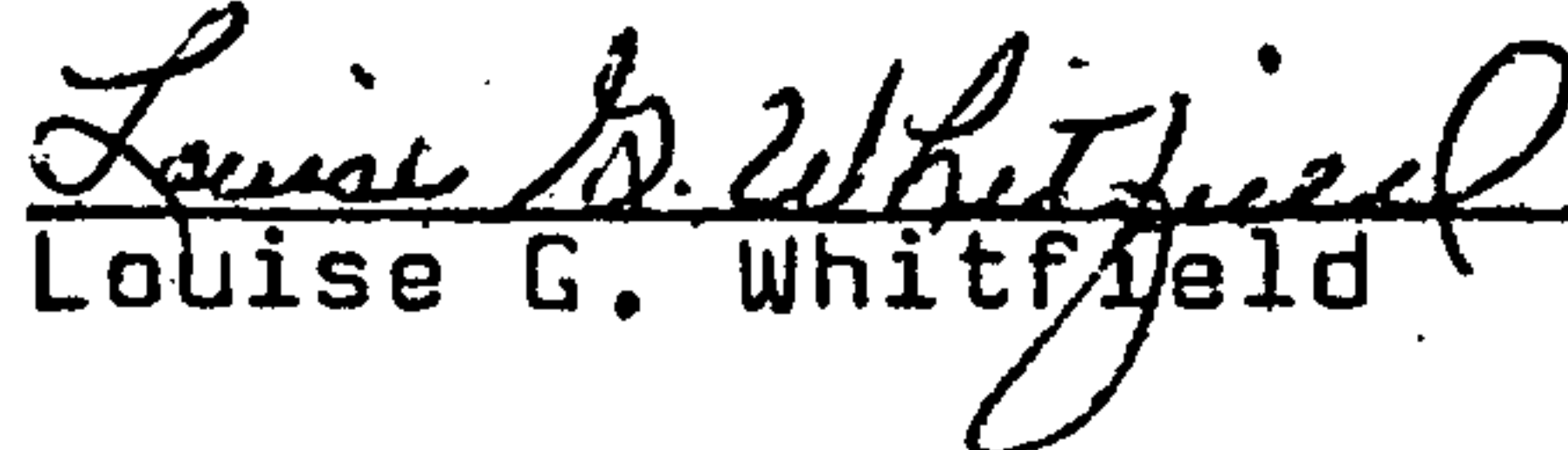
Albert M. Taylor
Rt. 1 Box 1547
Vincent, Ala. 35178

TO HAVE AND TO HOLD unto the said Albert M. Taylor and wife, Sybil M. Taylor, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein, that in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; and that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals on this 18th day of January, 1980.


John K. Whitfield


Louise G. Whitfield

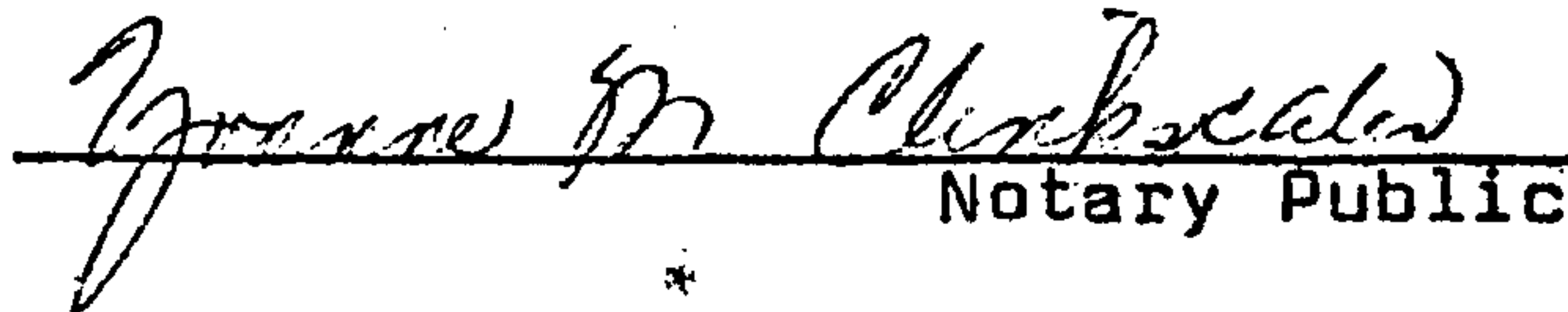
STATE OF ALABAMA)

SHELBY COUNTY)

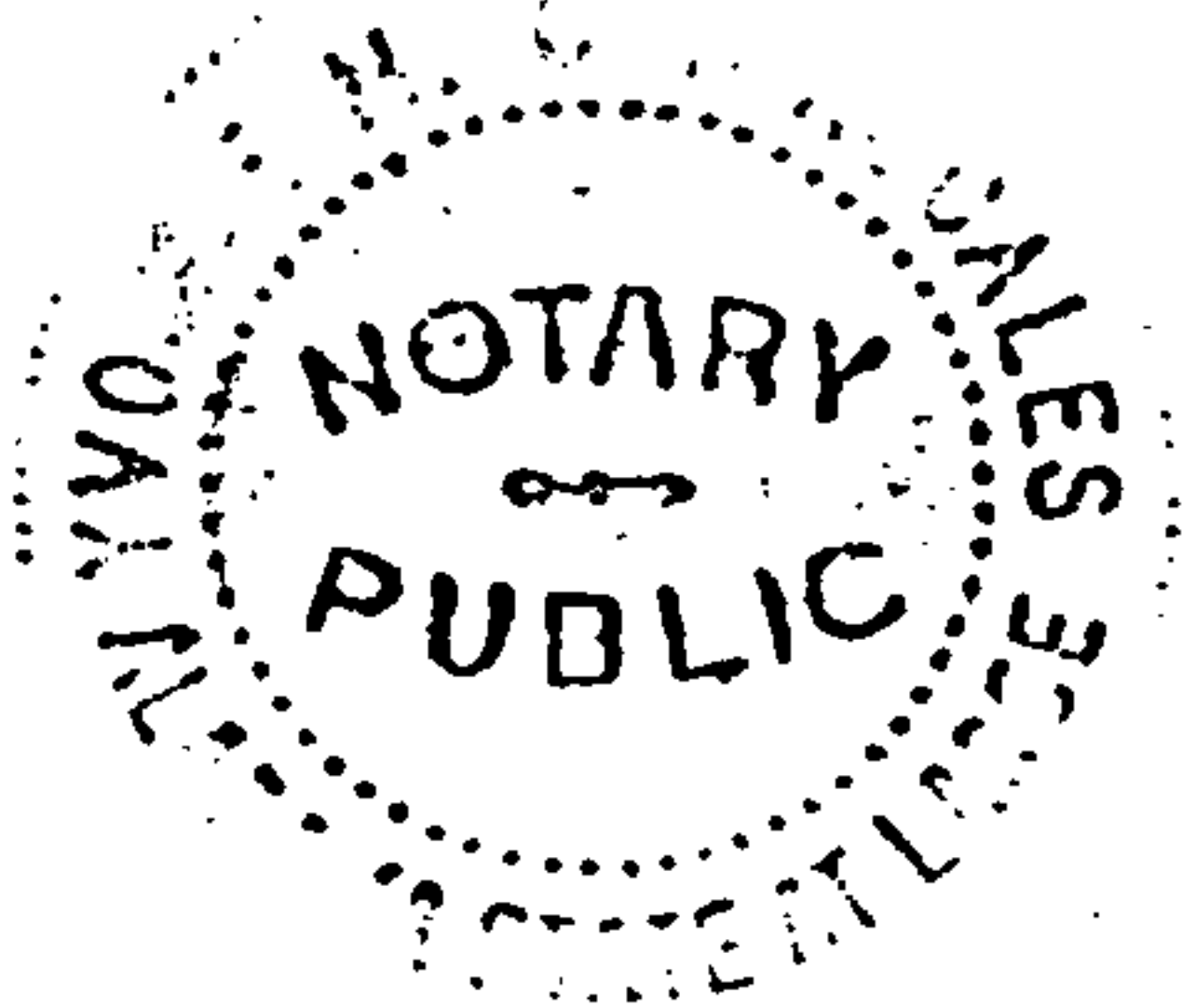
General acknowledgement

I, yvonne M. Clinkscales, a Notary Public in and for said County, in said State, hereby certify that John K. Whitfield and Louise G. Whitfield, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of January, A.D., 1980.


Notary Public

My Commission Expires March 17, 1982



BOOK 324 PAGE 661

SOUTHERN RAILWAY
SYSTEM
(FORMERLY CENTRAL OF
GEORGIA R.R.)

OLD RR RAIL

ADJOINING PROPERTY OWNERS

3.00 Ac.

81° 30' 40"

226.48'

600.43'

89° 45' 30"

IRON SET

224.00'

98° 29' 20"

566.36'

80° 4' 30"

IRON SET

100'

IRON SET

89° 37' 40"

1252.72'

1091.16'

FND. 1/2" RB

SE COR OF
SE 1/4 OF NE 1/4, 33-18S-2E

30' EASEMENT
FOR ACCESS

1/4 1/4 LINE

88° 57' 00"

345.61'

30.11'

164.58'

25° 48' 30"

SHELBY COUNTY
HWY. #467

NORTH

SCALE: 1"=100'

STATE OF ALABAMA
SHELBY COUNTY

19800129000011680 Pg 3/3 .00
Shelby Cnty Judge of Probate, AL
01/29/1980 00:00:00 FILED/CERTIFIED

I, Darrell E. Reeser, a Registered Land Surveyor in the State of Alabama, hereby certify that the above is a true and correct copy of a survey of a parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 18 South, Range 2 East, Shelby County, Alabama.

According to a survey made by me this 22nd day of October, 1979.

Darrell E. Reeser
Darrell E. Reeser, AL. L.S. #12158

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1980 JAN 29 AM 9:44
JUDGE OF PROBATE

Rec'd - 500
Rec. 450
Sub. 100
1050