

This instrument was prepared by

13

HARRISON, CONWILL & HARRISON

P. O. BOX 557

Columbiana, Alabama 35051



19800201000012600 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
02/01/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and no/100-----Dollars
and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Stephen A. Davis and wife, Patricia Davis

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

Doug McRoy

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

Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Westerly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ 339.17 feet to the point of beginning of the property being described; thence continue along last described course 208.18 feet to a point; thence 87 deg. 31 min. 59 sec. right and run Northerly 698.85 feet to a point on the South right-of-way line of Shelby County Highway No. 260; thence 66 deg. 04 min. 51 sec. right and run Northeasterly along said right-of-way line 112.39 feet to a point; thence 96 deg. 59 min. 0 sec. right and run Southeasterly 192.32 feet to a point; thence 92 deg. 20 min. 30 sec. left and run Northeasterly 57.32 feet to a point; thence 109 deg. 47 min. 45 sec. right and run Southerly 587.50 feet to the point of beginning. Containing 3.24 acres and marked on the corners with iron pins.

ALSO, SUBJECT TO THE FOLLOWING EASEMENT:

An easement 20 feet wide for ingress and egress and the construction of utility service lines as required, said easement being 10 feet on each side of the following described centerline:

Commence at the Southeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Westerly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ 547.35 feet to a point; thence 87 deg. 31 min. 59 sec. left and run Northerly 100.0 feet to the point of beginning of the centerline of 20 foot wide easement being described; thence continue along last described course 598.85 feet to the South right-of-way line of Shelby County Highway No. 260 and the end of access easement.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this _____ day of January, 19 80.

(SEAL) Stephen A. Davis (SEAL)
Stephen A. Davis
(SEAL) Patricia Davis (SEAL)
Patricia Davis
(SEAL) _____ (SEAL)
1980 FEB -1 AM 8:49

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stephen A. Davis and wife, Patricia Davis whose name(s) 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 31 day of January, A.D. 19 80.

First Deputy Notary _____

BOOK PAGE 1032