

This instrument was prepared by

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Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19800507000051430 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
05/07/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTEEN THOUSAND DOLLARS Plus the Execution of a purchase money mortgage

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William B. Surface and wife, June C. Surface

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

James Joseph McLaughlin, a single man

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

A parcel of land in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 21, thence run S 89 deg. 49' W along the north $\frac{1}{4}$ line a distance of 150.0 feet to the easterly right-of-way of Commanchee Road, thence run S 02 deg. 24' E along said right-of-way a distance of 411.38 feet to the point of beginning, thence continue last course a distance of 120.0 feet to the point of a curve to the left having a Delta angle of 87 deg. 36' and a radius of 25.0 feet, thence follow the arc of said curve a distance of 38.22 feet to the point of tangent of said curve, thence run East along the North right-of-way of Overland road a distance of 96.03 feet, thence run north a distance of 124.97 feet, thence run N 81 deg. 29' W a distance of 127.43 feet to the point of beginning.

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 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, WE have hereunto set OUR hands(s) and seal(s), this 7th day of May, 1980.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1980 MAY -7 AM 11:11

(Seal)

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(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William B. Surface and wife, June C. Surface 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 7th day of May

James Joseph McLaughlin

431 2nd Street N.E.

061

Conrad M. Fowler

Notary Public.