

This instrument was prepared by

(Name) John N. Ferree, Jr., Attorney at Law

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Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19800606000062160 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
06/06/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY FIVE THOUSAND AND NO/100 (\$55,000.00) DOLLARS

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

LILA R. FAULKNER, JOINED IN BY HER HUSBAND, ARNOLD T. FAULKNER

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

MARY JYM CUTTS

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

A tract of land situated in the SE 1/4 of NE 1/4 of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the S.E. corner of the SE 1/4 of NE 1/4 of Sec. 4, T22S, R2W; thence run in a Northerly direction along the East line of said 1/4 Section 143.75 feet; thence 88 deg. 25' 30" left 618.37 feet; thence 01 deg. 02' 40" left 30.01 feet; thence 91 deg. 23' 20" right 278.80 feet to a point on a curve, said curve having a central angle of 101 deg. 14' 14" and a radius of 40 feet; thence 41 deg. 24' 54" left to tangent of said curve run 70.68 feet along the arc of said curve to the point of beginning; thence 90 deg. 00' 00" left from the tangent of the preceding curve run 163.84 feet; thence 32 deg. 29' 00" right 87.02 feet; thence 86 deg. 28' 20" right 459.00 feet; thence 109 deg. 18' 10" right 180.00 feet; thence 53 deg. 24' 07" right 280.66 feet to a point on a curve, said curve having a central angle of 101 deg. 39' 37" and a radius of 40 feet; thence 90 deg. 00' 00" right to the tangent of said curve run along the arc of said curve 70.97 feet to the point of beginning and containing 2.01 acres, more or less.

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Subject to easements and restrictions of record.

\$45,000 of the purchase price above was paid from a mortgage loan filed simultaneously.

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 28th day of May, 19 80.

STATE OF ALABAMA SHELBY CO. JUDGE OF PROBATE (Seal)

Lila R. Faulkner (Seal)
LILA R. FAULKNER
Arnold T. Faulkner (Seal)
ARNOLD T. FAULKNER

JUN -6 PM 12:10 (Seal)

Deed 10.00 Sec. mtg. 403-169
Rec. 1.50
Ind. 1.00
12.50

STATE OF MICHIGAN BERRIEN COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lila R. Faulkner, joined in by her husband, Arnold T. Faulkner, 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 28th day of May, 1980 A. D., 19 80

NOTARY Public