

This instrument was prepared by Harrison, Conwill, Harrison & Justice  
Attorneys at Law, P. O. Box 557  
Columbiana, Alabama 35051

## WARRANTY DEED

19800611000063140 Pg 1/4 .00  
Shelby Cnty Judge of Probate, AL  
06/11/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Dollar and exchange of land, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, CATHERN W. PARKER and husband, RUDOLPH PARKER; JOHN W. WATSON and wife, VIRGINIA WATSON; DONALD M. WATSON and wife, LINDA WATSON; MARY ALICE ADERHOLT and husband, RALPH ADERHOLT; LINDA RUTH KNIGHT and husband, ROGER KNIGHT; WALTER MARION WATSON and wife, REBECCA WATSON; and CHRISTINE W. MANFRE and husband, LEONARD MANFRE (herein referred to as grantors), grant, bargain, sell and convey unto BILLY RAY WATSON (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

All that part of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 15, Township 18 South, Range 1 East lying South of the Central of Georgia railroad right-of-way.

LESS AND EXCEPT the following described property:

A tract of land located in the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 15, Township 18 South, Range 1 East; Commence at the Southeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence run North along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 171.65 feet to a point; thence turn left an angle of 50 deg. 00 min. 06 sec. and run in a Northwesterly direction a distance of 667.53 feet to the point of beginning of the property herein described; thence continue along last described course a distance of 200 feet to a point; thence run in a Southwesterly direction a distance of 735 feet, more or less, to a point on the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; said point being 440 feet North of the Southwest corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence run South along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 80 feet to a point; thence turn an angle to the left of 89 deg. 06 min. 24 sec. and run East 600 feet to a point; thence turn an angle of 46 deg. 03 min. 36 sec. to the left and run a distance of 325.64 feet to the point of beginning.

ALSO, LESS AND EXCEPT the following described property:

A tract of land located in the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 15, Township 18 South, Range 1 East; Commence at the Southeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence run North along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 171.65 feet to a point; thence turn left an angle of 50 deg. 00 min. 06 sec. and run in a Northwesterly direction a distance of 667.53 feet to the point of beginning of the property herein described; thence turn an angle of 95 deg. 13 min. 57 sec. to



the left and run a distance of 325.64 feet to a point; thence turn an angle of 46 deg. 03 min. 36 sec. to the right and run a distance of 600 feet to a point on the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence run South along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 360 feet to the Southwest corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence run in an Easterly direction along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section to the point of beginning.

THERE IS ALSO CONVEYED TO THE GRANTEE HEREIN, THE FOLLOWING DESCRIBED PROPERTY:

Lots 16, 17, 18 and 19, according to Theo Sparks Survey of the Town of Vandiver, as recorded in Map Book 3, Page 45 in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commencing at the Southwest corner of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 14, Township 18 South, Range 1 East; thence North along the East line a distance of 10.49 feet to a point, which point is the point of intersection of the North right-of-way line of Shelby County Highway No. 43 and the West right-of-way line of an unnumbered, paved county road being called the Abercrombie Road; thence turn an angle of 30 deg. 05 min. 20 sec. to the right and run a distance of 125.32 feet along the West line of said unnumbered county road to the point of beginning of the property herein described; thence turn an angle of 80 deg. 05 min. 26 sec. to the left and run a distance of 82.02 feet to a point on the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence run North along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 540 feet, more or less, to the point of intersection with the South right-of-way line of the Central of Georgia Railroad; thence run in a Southeasterly direction along the South line of said railroad right-of-way a distance of 500 feet, more or less, to the point of intersection with the West right-of-way line of the aforementioned unnumbered county highway; thence run in a Southwesterly direction along the West line of said County highway a distance of 520 feet, more or less, to the point of beginning.

LESS AND EXCEPT a tract of land described as follows, to-wit: Commence 35 feet Northwest of the Northwest corner of Lot 15 of said survey, which is known as the W. K. Breit lot for a point of beginning, which point lies on the right-of-way of the Central of Georgia Railway, and then run Southwesterly, parallel with the West line of said Lot 15, a distance of 100 feet; then run Northwesterly, parallel with the right-of-way of the railroad 100 feet; run then Northeasterly, parallel with the West line of said Lot 15, 100 feet to the right-of-way of said railway; then run Southeasterly along the right-of-way of the railway 100 feet to the point of beginning.

The above named Grantors and Grantees comprise all the heirs at law and next of kin of Beulah C. Watson and J. W. Watson, both deceased.



TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3<sup>rd</sup> day of June, 1980.

Cather W. Parker (SEAL)  
Cathern W. Parker

Rudolph Parker (SEAL)  
Rudolph Parker

John W. Watson (SEAL)  
John W. Watson

Virginia Watson (SEAL)  
Virginia Watson

Donald M. Watson (SEAL)  
Donald M. Watson

Linda Watson (SEAL)  
Linda Watson

Mary Alice Aderholt (SEAL)  
Mary Alice Aderholt

Ralph Aderholt (SEAL)  
Ralph Aderholt

Linda Ruth Knight (SEAL)  
Linda Ruth Knight

Roger Knight (SEAL)  
Roger Knight

Walter Marion Watson (SEAL)  
Walter Marion Watson

Rebecca Watson (SEAL)  
Rebecca Watson

Christine W. Manfre (SEAL)  
Christine W. Manfre

Leonard Manfre (SEAL)  
Leonard Manfre

STATE OF ALABAMA

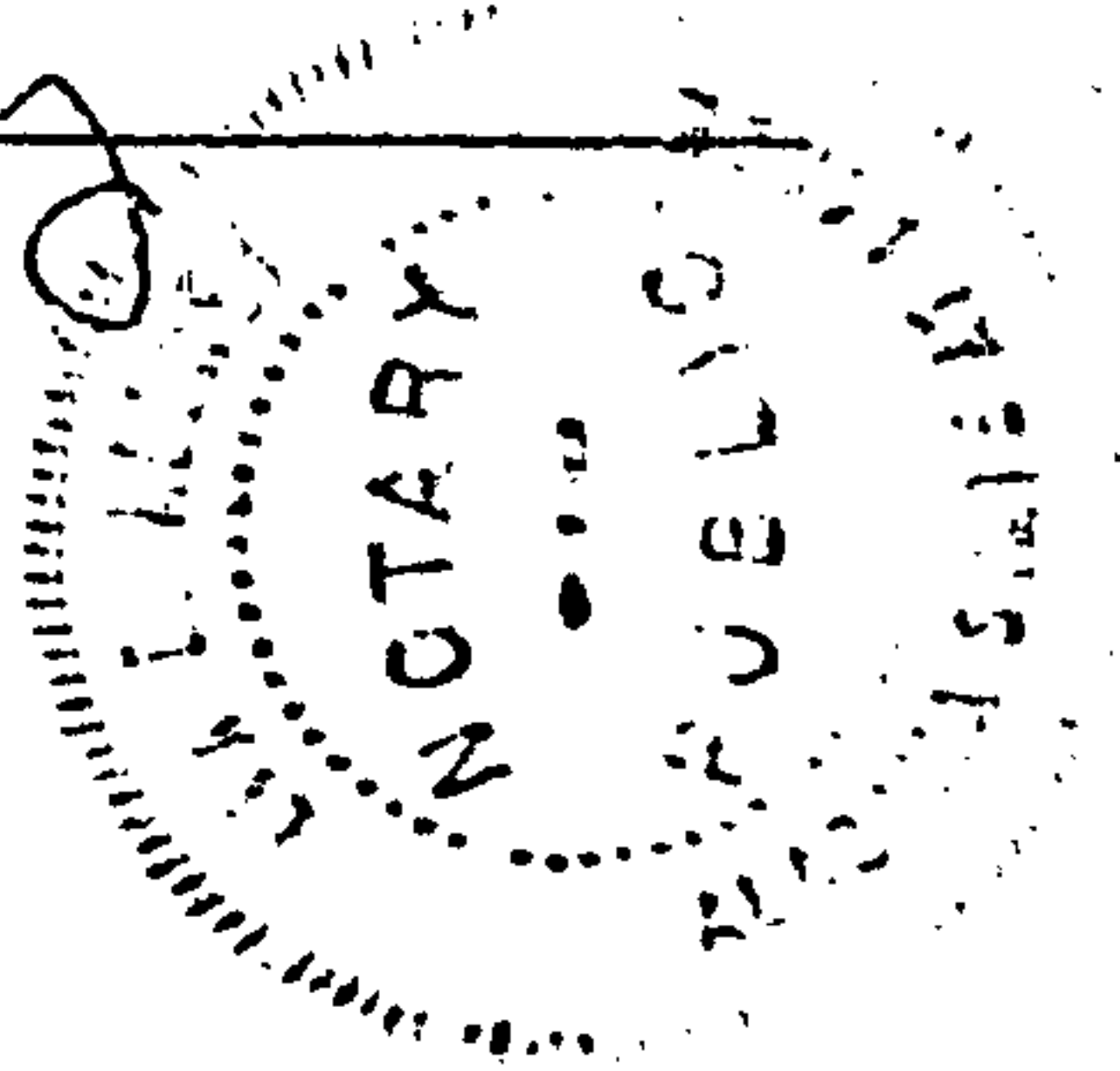
General Acknowledgment

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cathern W. Parker and husband, Rudolph Parker; John W. Watson and wife, Virginia Watson; Donald M. Watson and wife, Linda Watson; Mary Alice Aderholt and husband, Ralph Aderholt; Linda Ruth Knight and husband, Roger Knight; Walter Marion Watson and wife, Rebecca Watson; and Christine W. Manfre and husband, Leonard Manfre, 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 3<sup>rd</sup> day of June, 1980.

Eva D. Mooney  
Notary Public



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

1980 JUN 11 PM 3:19

Thomas A. Shouder, Jr.  
JUDGE OF PROBATE

Rec'd tax 12.00  
Rec. 1.200  
Ind. 1.00  
25.00

BOOK 326 PAGE 903