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Shelby Cnty Judge of Probate, AL
06/11/1980 12:00:00 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-two Thousand and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Ralph W. Thomas and wife, Sue H. Thomas

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

an undivided one-half interest in and to

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

Beginning at the Southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 19, Range 1 East, run thence North along the East line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ to the Southeasterly right-of-way line of U.S. Highway #280; thence turning an angle to the left of 97 degrees 03 minutes 30 seconds and run in a Southwesterly direction along said highway right-of-way for a distance of 1204.34 feet; thence turning an angle to the left of 83 degrees 51 minutes run in a Southerly direction a dista of 352.62 feet; thence turning an angle to the right of 90 degrees run in a Westerly direction fo a distance of 434.83 feet; thence turning an angle to the left of 90 degrees run in a Southerly direction for a distance of 289.50 feet; thence tuning an angle to the left of 90 degrees 07 minu run in an Easterly direction for a distance of 299.02 feet; thence tuning an angle to the right o 90 degrees 32 minutes and run in a Southerly direction for a distance of 136.82 feet to the Northwesterly right-of-way line of the Atlantic Coast Line Railroad; thence turning an angle of 95 degrees 46 minutes 30 seconds to the left run in a Northeasterly direction along said Northwesterly right-of-way of the Atlantic Coast Line Railroad for a distance of 826.64 feet to a concrete railroad right-of-way monument; thence turning an angle of 73 degrees 16 minutes 30 seco to the left and run in a Northeasterly direction along the railroad right-of-way for a distance o 104.33 feet to a concrete railroad monument; thence turning an angle of 73 degrees 16 minutes 30 seconds to the right run in a Northeasterly direction along the Northerly right-of-way line of a 100 foot railroad right-of-way for a distance of 481.74 feet; thence turning an angle of 83 degre 44 minutes to the left and run in a Northerly direction along the Easterly line of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 28, to the point of beginning. Situated in Shelby County, Alabama.

Subject to easements and rights-of-way of record.

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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, ex-ecutors 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 11th
day of June, 19 80.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED (SEAL)
Ralph W. Thomas (SEAL)
Sue H. Thomas (SEAL)
1980 JUN 11 PM 3:10 (SEAL)
JUDGE OF PROBATE (SEAL)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

a Notary Public in and for said County,

I, the undersigned authority
in said State, hereby certify that
Ralph W. Thomas and wife, Sue H. Thomas
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 11th day of June A.D. 19 80