

19800611000064230 1/3 \$.00
Shelby Cnty Judge of Probate, AL
06/11/1980 12:00:00 AM FILED/CERT

338

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

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Dollar and exchange of land, to the under-
signed grantors (whether one or more), in hand paid by the grantee
herein, the receipt whereof is acknowledged, we, BILLY RAY WATSON and
wife, FRANCES S. WATSON; CATHERN W. PARKER and husband, RUDOLPH PARKER;
JOHN W. WATSON and wife, VIRGINIA 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 DONALD M. WATSON (herein referred to as
grantee, whether one or more), the following described real estate,
situated in SHELBY COUNTY, ALABAMA, to-wit:

Lots 8 and 9 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.

ALSO, all that part of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 15, Town-
ship 18 South, Range 1 East, lying South of Highway No. 43.

LESS AND EXCEPT that portion of Lot 8 described as follows:
Commence at the point of intersection of the West right-of-way
line of Shelby County Highway No. 43 and the North right-of-
way line of the Central of Georgia Railroad; thence run in a
Northwesterly direction along the North line of said railroad
right-of-way a distance of 270 feet to a point; said point
being designated by an iron rail; thence run in a Northeasterly
direction, perpendicular to said railroad right-of-way a dis-
tance of 109 feet, more or less, to a point on the South line
of U. S. Highway 25; thence run in a Southeasterly direction
along the South right-of-way line of Highway 25 to the point
of intersection with the West right-of-way line of Shelby County
Highway 43; thence run Southerly along the West right-of-way
line of Shelby County Highway 43 to the point of beginning. Said
property being located in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 14, Township
18 South, Range 1 East.

ALSO, LESS AND EXCEPT the East 15 acres of uniform width of the
E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section 15 lying South of Highway No. 43

ALSO, LESS AND EXCEPT the following described property:
Commence at the Southwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section
15, Township 18, South, Range 1 East; thence run North along

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the West boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 600 feet to the point of beginning; thence turn an angle of 90 deg. to the right and run East, parallel to the South boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 630 feet; thence turn an angle to the left of 90 deg. and run North, parallel to the West boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 420 feet; thence turn an angle to the left of 90 deg. and run West, parallel to the South boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 630 feet to the West boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run South along said boundary line a distance of 420 feet to the point of beginning, and containing six acres, more or less.

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 3rd day of June, 1980.

Billy Ray Watson (SEAL)
Billy Ray/Watson

Frances S. Watson (SEAL)
Frances S. Watson

Cathern W. Parker (SEAL)
Cathern W. Parker

Rudolph Parker (SEAL)
Rudolph Parker

John W. Watson (SEAL)
John W. Watson

Virginia Watson (SEAL)
Virginia Watson

Mary Alice Aderholt (SEAL)
Mary Alice Aderholt

Ralph Aderholt (SEAL)
Ralph Aderholt

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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

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STATE OF ALABAMA

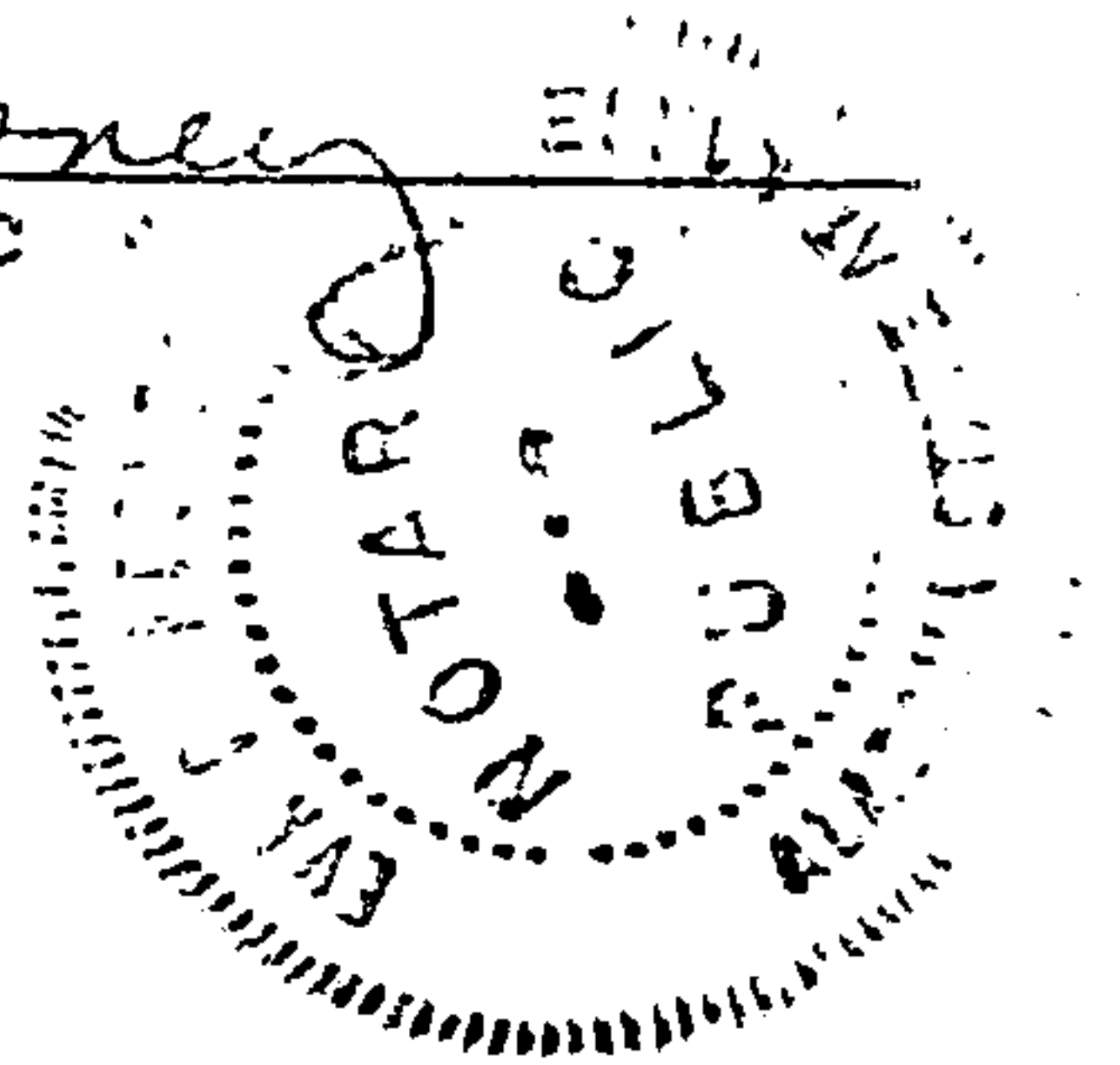
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billy Ray Watson and wife, Frances S. Watson; Cathern W. Parker and husband, Rudolph Parker; John W. Watson and wife, Virginia 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 3rd day of June, 1980.

Edward D. Mooney
Notary Public



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

1980 JUN 11 PM 3:13

Thomas G. Shoultz, Jr.
JUDGE OF PROBATE

deed tax 6.00
Rec. 10.50
Snd. 1.00
17.50