

366

2050

This instrument was prepared by

(Name) F. Claude McCain Moncus, Esq.

(Address) 1773 Montgomery Highway, Birmingham, AL 35209

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19800612000064770 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
06/12/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00)

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

Mary Woodson Helms and husband Horace Helms

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto REDCO & Rentals, Inc.

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

See Exhibits A and B attached hereto and made a part hereof.

BOOK 326 PAGE 907

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

And K (we) do for ~~MYSELV~~ (ourselves) and for ~~MY~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~MYSELV~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that K (we) have a good right to sell and convey the same as aforesaid; that K (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 1st day of February, 1980

(Seal) Mary Woodson Helms (Seal)
(Seal) Mary Woodson Helms (Seal)
(Seal) Horace Helms (Seal)
(Seal) Horace Helms (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Woodson Helms and husband Horace Helms whose name S 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 1st day of February, A. D. 1980

F. Claude McCain Moncus
Notary Public.

EXHIBIT A

A parcel of land located in the Southwest 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of Section 34; thence in an Easterly direction, along the South line of said Section 34, a distance of 1316.0 feet; thence 88 degrees 48 minutes 05 seconds left, in a Northerly direction, a distance of 710.0 feet to the Point of Beginning; thence continue along last described course a distance of 110.0 feet; thence 94 degrees 11 minutes 55 seconds left, in a Southwesterly direction, a distance of 231.0 feet; thence 95 degrees 01 minutes 55 seconds right, in a Northeasterly direction, a distance of 316.0 feet; thence 95 degrees 00 minutes 50 seconds left, in a Southwesterly direction, a distance of 278.27 feet; thence 84 degrees 59 minutes 10 seconds left, in a Southwesterly direction, a distance of 467.97 feet; thence 99 degrees 39 minutes 10 seconds left, in a Northeasterly direction, a distance of 516.22 feet to the Point of Beginning.

Said parcel contains 3.5397 acres and is subject to a 15 foot easement beginning at the Southwest corner of the above described parcel and extending Northeasterly 77.27 feet and parallel to the most Southerly line of above described parcel.

EXHIBIT B

A parcel of land located in the Southwest 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of Section 34; thence in a Northerly direction, along the West line of said Section 34, a distance of 318.0 feet to a point on the Southeast Right of Way Line of Shelby County Highway 39; thence 36 degrees 36 minutes 00 seconds right, in a Northeasterly direction along said Right of Way Line, a distance of 625.0 feet to the Point of Beginning; thence continue along last described course, along said Right of Way Line, a distance of 80.44 feet to the beginning of a curve to the left, said curve having a radius of 843.24 feet and a central angle of 17 degrees 01 minutes 00 seconds; thence along arc of said curve, in a Northeasterly direction along said Right of Way Line, a distance of 250.44 feet to end of said curve; thence 66 degrees 24 minutes 05 seconds, from tangent of said curve in a North-easterly direction a distance of 278.23 feet; thence 95 degrees 00 minutes 50 seconds right, in a South-westerly direction, a distance of 467.97 feet; thence 80 degrees 20 minutes 50 seconds right, in a South-westerly direction, a distance of 180.0 feet; thence 45 degrees 15 minutes 15 seconds right, in a North-westerly direction, a distance of 320.00 feet to the Point of Beginning.

Said parcel contains 3.6 acres, more or less, and is subject to a 15 foot easement extending parallel to the Southwest line and the Southeast line of the above described property.

BOOK 326 PAGE 909

STATE OF ALABAMA, SHELBY COUNTY
JUN 12 1980
1980 JUN 12 AM 8:35

Rec'd tax 35.20
Dec. 4.50
Sub. 1.00

40.70

W. H. ...
JUDGE OF PROBATE