

THIS INSTRUMENT, _____, prepared by

HARRISON, CONWILL & HARRISON
P. O. BOX 557
Columbiana, Alabama 35051

2,000

WARRANTY DEED

668

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and no/100-----Dollars
and other good and valuable consideration

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

Leone Letta Elliott Barber and husband, Isaac J. Barber

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

William R. Justice

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

19800723000080350 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
07/23/1980 00:00:00 FILED/CERTIFIED

All that part of the East 495 feet of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 30, Township 19 South, Range 1 East that lies South of the Florida Short Route Highway (being U. S. Highway 280) right-of-way, which lies West of that certain easement conveyed to W. D. Hughes and E. R. Elliott on March 22, 1966, and which easement is more particularly described as follows: Commencing at the point where the center of a branch intersects the south line of the Florida Short Route Highway in the southerly portion of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 30, Township 19, Range 1 East, the branch being situated on property known as Henry Hughes property and from said center line of branch, run along the South line of said Florida Short Route right-of-way West a distance of 51 feet to the center line of a 25 foot easement described as follows: Said center line begins as aforesaid and runs South 37 deg. 30 min. East 507 feet; thence South 5 deg. 30 min. West to a point 615 feet North of the South line of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 30. There is EXCEPTED from the above described land the South 615 feet of uniform width. Said property is conveyed subject to W. D. Hughes and E. R. Elliott or their successors in title having the right to construct an electric power line along the Westerly side of said 25 foot easement from the point where said 25 foot easement intersects the power line so that the power line shall then run South and along said 25 foot easement until it intersects the South line of the above described land being conveyed.

ALSO, LESS AND EXCEPT the following:

Commence at the Southeast corner of the NE $\frac{1}{4}$ of Section 30, Township 19 South, Range 1 East and run thence North 615 feet; thence run West 495 feet to the point of beginning of the parcel of land herein described; thence run North 200 feet; thence run East to the West right-of-way line of that certain 50' easement heretofore conveyed to Kimberly-Clark Corporation on May 29, 1970; thence run South along said right-of-way line of said 50' easement a distance of 200 feet, more or less, to a point 615 feet North of the South line of said NE $\frac{1}{4}$; thence run West to the point of beginning.

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, 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 21st
day of July, 19 80.

Deed for 200
Rec. 150
Ind. 100
450
JUL 23 1980
(SEAL) Leone Letta Elliott Barber (SEAL)
(SEAL) Isaac J. Barber (SEAL)
(SEAL) (SEAL)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leone Letta Elliott Barber and husband, Isaac J. Barber 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 21st day of July, A.D. 19 80.

HARRISON, CONWILL & HARRISON, ATTORNEYS

K. Hause
Notary Public