



american title insurance company

This instrument was prepared by 2119-3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

(Name) E. Franklin Parker, Sr. (Land surveyor)

(Address) 1224 Carol Circle - B'ham, Al.



19800908000099800 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
09/08/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Thousand and 00/100-----

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

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

/ Jimmy and Teresa Whitworth

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

Begin at the north east corner of the North West Quarter of the North West Quarter of Section 23, Township 19 South, Range 2 West; thence run south along the east line of said quarter-quarter on an azimuth of 180 degrees 45 minutes 611.43 feet to a point, said point being in the center of a 30 foot wide easement running north and south and also being the westerly boundary of a 30 foot wide Utility and Road easement running south westerly; thence turn an azimuth of 204 degrees 19 minutes south westerly along the western boundary of said 30 foot easement 628.56 feet to the point of beginning; thence proceed south westerly along the previous course 246.33 feet; thence turn an azimuth of 315 degrees 34 minutes north westerly 180.0 feet; thence turn an azimuth of 24 degrees 07 minutes 44 seconds north easterly 244.15 feet; thence turn an azimuth of 134 degrees 49 minutes 44 seconds south easterly 179.96 feet to the point of beginning, said property contains 1.0 acres more or less.

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF,..... have hereunto set..... hands(s) and seal(s), this..... day of....., 19.....

(Seal)

Hildred Swann

(Seal)

(Seal)

Bill Swann

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

James Roy Martin, a Notary Public in and for said County, in said State, hereby certify that Hildred and Bill Swann, whose name they 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of August

A. D. 1980

4918 North 11th Street
B'ham - 35243

James Roy Martin
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, E. Franklin Parker, Sr., a registered
land surveyor, do hereby certify that
the below is a true and correct map or
plat of a survey made by me.

To my knowledge there are no Flood Prone
Maps available for this area at this time.

19800908000099800 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
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DESCRIPTION:

Begin at the north east corner of the
North West Quarter of the North West Quarter
of Section 23, Township 19 South, Range 2
West; thence run south along the east line
of said quarter-quarter on an azimuth of
180 degrees 45 minutes 611.45 feet to a
point, said point being in the center of
a 30 foot wide easement running north and
south and also being the westerly boundary
of a 30 foot wide Utility and Road easement
running south westerly; thence turn an
azimuth of 204 degrees 19 minutes south
westerly along the western boundary of
said 30 foot easement 628.56 feet to the
point of beginning; thence proceed
south westerly along the previous course
246.33 feet; thence turn an azimuth of
315 degrees 34 minutes north westerly
180.0 feet; thence turn an azimuth of
24 degrees 07 minutes 44 seconds north
easterly 244.15 feet; thence turn an
azimuth of 134 degrees 49 minutes 44
seconds south easterly 179.96 feet to
the point of beginning, said
property contains 1.0 acres
more or less.

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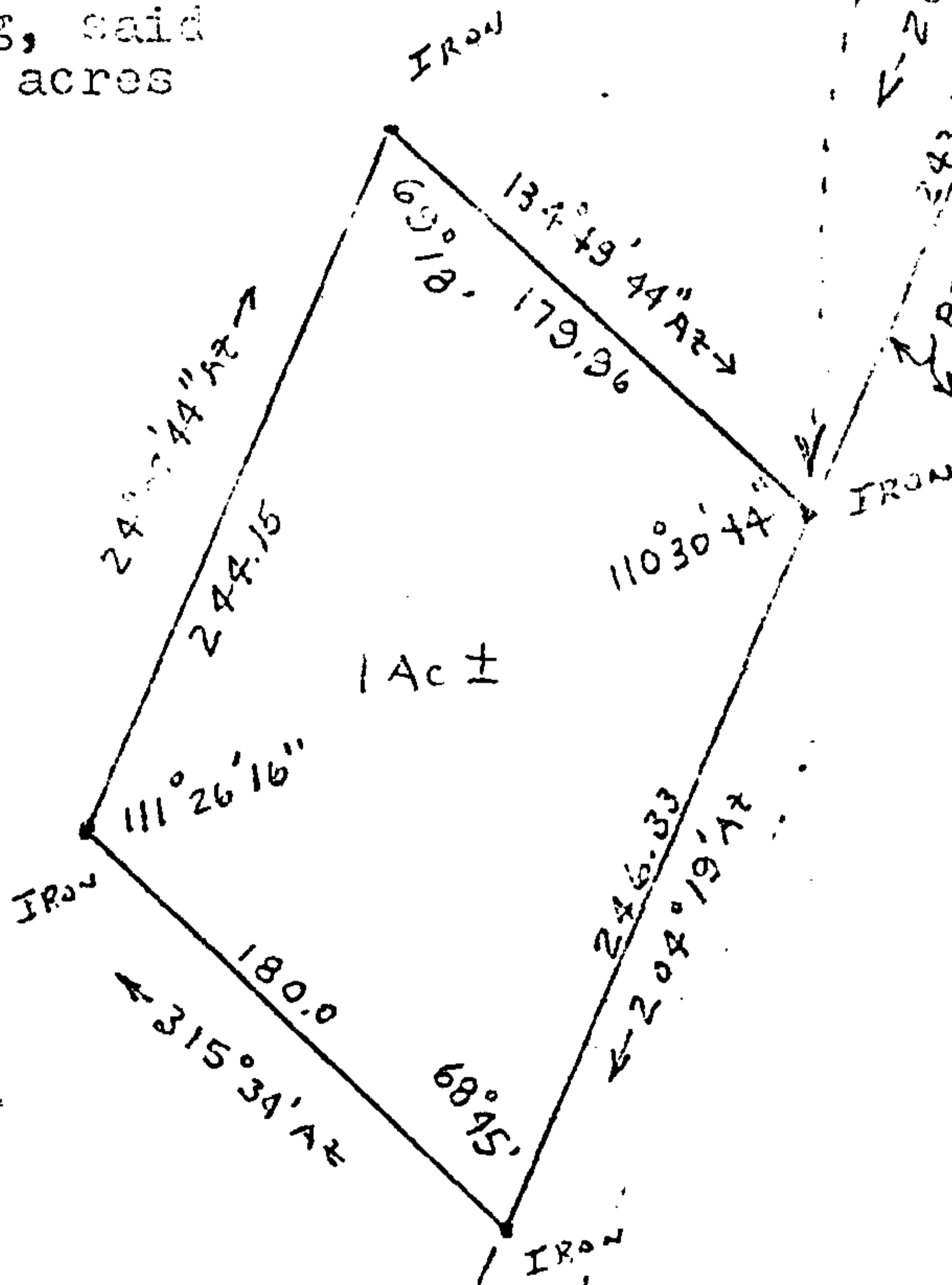
W. A. SHELBY CO.

1980 SEP -8 AM 8:57

Judge of Probate

Deed Tax 200
Rec 300
Add 100

700



EXIST. 12\"/>
PIPE
SE COR of
NW 1/4 NW 1/4
23-19-2W

SCALE 1"=100'

DATED Aug 15, 1980

E. Franklin Parker, Sr.
E. FRANKLIN PARKER, SR., C.E., P.E. # 9983
1224 CAROL CIRCLE, MONTICELLO, AL 35228
PHONE # 744-8004

