



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.

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



19801103000124810 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
11/03/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Thousand and 00/100 -----Dollars

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

Jeffrey N. and wife Debra Joyce Hall

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

BOOK 329 PAGE 565

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 874.56 feet to the point of beginning; thence proceed south westerly along the previous course 212.1 feet; thence turn an azimuth of 314 degrees 54 minutes north westerly 203.5 feet; thence turn an azimuth of 24 degrees 07 minutes 44 seconds north easterly 217.53 feet; thence turn an azimuth of 134 degrees 49 minutes 44 seconds south easterly 205.0 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, we have hereunto set our hands(s) and seal(s), this 22th day of Oct., 1980.

STATE OF ALA. SHELBY CO.
PROPERTY THIS
INSTRUMENT WAS FILED

Deed tax 6.00
Rec. 1.50
Ind. 1.00



NOV -3 PM 12:09 (Seal)
(Seal)
(Seal)

Bill Swann (Seal)
Hildred Swann (Seal)
(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Kathy S. Gardner, a Notary Public in and for said County, in said State, hereby certify that Hildred and Bill Swann whose names are signed to the foregoing conveyance, and who is 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 22nd day of October, A. D., 1980

My Commission Expires July 27, 1982

Kathy S. Gardner
Public