

FRANK K. BYNUM, ATTORNEY

3410 INDEPENDENCE DRIVE, BIRMINGHAM, ALABAMA 3520

FAX 334-955-1566

WARRANTY DEED

19801231000147660 Pg 1/1 .00
 Shelby Cnty Judge of Probate, AL
 12/31/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS,

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

Marvin G. Autry and wife, Patsey H. Autry

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

Paul E. Swindell

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

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 34, Township 19 South, Range 1 West, thence run East along the North line of said 1/4-1/4 for 91.65 feet; thence turn an angle to the right of 90 degrees and run 191.28 feet to the point of beginning; thence turn an angle to the left of 41 degrees 57' and run 65.93 feet; thence turn an angle to the left of 90 degrees and run 9.30 feet; thence turn an angle to the right of 90 degrees and run 68.90 feet; thence turn an angle to the right of 90 degrees and run 54.88 feet; thence turn an angle to the left of 33 degrees 16' and run 68.09 feet; thence turn an angle to the right of 126 degrees 12' and run 173.28 feet; thence turn an angle to the right of 88 degrees 14' and run 91.94 feet to the point of beginning. Said premises is accessed by virtue of an ingress-egress easement having a centerline description as follows: Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 34, Township 19 South, Range 1 West, thence run 91.65 feet along the North line of said 1/4-1/4 in an Easterly direction; thence turn an angle right of 90 degrees and run 191.28 feet; thence turn an angle to the left of 41 degrees 57' and run 65.93 feet; thence turn an angle left of 90 degrees and run 9.30 feet; thence turn an angle right of 90 degrees and run 68.90 feet; thence turn an angle right of 90 degrees and run 41 feet to the point of beginning; thence turn an angle to the left of 37 degrees 00' and run 73 feet; thence turn an angle right of 9 degrees 00' and run 29 feet; thence turn an angle right of 6 degrees 00' and run 150 feet to a point on the Easterly right of way line of Shelby County Highway No. 47 which point marks the intersection of said ingress-egress easement and the aforementioned public highway. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record. The ingress-egress easement is 12' wide, 6' from centerline of above description.

This deed corrects that certain deed recorded in Deed Volume 320, Page 801, and as corrected by deed recorded in Deed Volume 325, Page 992, Shelby County, Alabama. The ingress-egress easement is 12' wide, 6' from centerline of above description.

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 GRANTEE(S), 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 GRANTEE(S), 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 23rd day of NOVEMBER, 1980.

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

1980 DEC 31 PM 12:37 (Seal)

Corrected (Seal)

Frank G. Bynum, Jr.
JUDGE OF PROBATE

(Seal)

Rec. 1-50

Jud. 1-00

D-50

STATE OF ALABAMA

SHELBY COUNTY

I, THE UNDERSIGNED

hereby certify that Marvin G. Autry and wife, Patsey H. Autry whose name is 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 on the day the same bears date.

Given under my hand and official seal this 28th day of

General Acknowledgment

, a Notary Public in and for said County, in said State, known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this 28th day of November, 1980.

Cynthia P. Autry, Notary Public