

THIS INSTRUMENT PREPARED

19810106000000890 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/06/1981 00:00:00 FILED/CERTIFIED

NAME James J. Odom, Jr.
2154 Highland Avenue.
Birmingham, Alabama 35205
ADDRESS _____

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

Know All Men By These Presents,

SHELBY

COUNTY

That in consideration Sixty-four Thousand, Seven Hundred, Sixteen and No/100 DOLLARS
to the undersigned grantor Mark H. Acton, Jr. and wife, Minnie Lee Acton,

in hand paid by Thomas M. Sullivan

the receipt whereof is acknowledged we the said Mark H. Acton, Jr. and wife, Minnie Lee Acton,

do grant, bargain, sell and convey unto the said Thomas M. Sullivan

the following described real estate, situated in Shelby County, Alabama,

to-wit:

A parcel of land in the NW 1/4 of SE 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at Southwest corner of said 1/4-1/4 section; thence in a Northerly direction along the West line of said 1/4-1/4 section a distance of 461.07 feet; thence 41 deg. 28 min. 50 sec. right in a northeasterly direction a distance of 46.66 feet; thence 106 deg. 27 min. right in a southeasterly direction a distance of 130.33 feet to the point of beginning; thence continue along last described course a distance of 88.63 feet; thence 106 deg. 27 min. left in a Northeasterly direction a distance of 378.0 feet; thence 90 deg. left in a northwesterly direction along the southwesterly right of way of a paved road a distance of 85.0 feet; thence 90 deg. left in a southwesterly direction a distance of 352.91 feet to the point of beginning.

SUBJECT TO: (1) Current taxes; (2) Right of way in favor of Alabama Power Company recorded in the Probate Office of Shelby County, Alabama, in Vol. 76, Page 307; Vol. 169, Page 19; and Vol. 182, Page 56; (3) Permit to South Central Bell Telephone Company recorded in Deed Book 285, Page 183.

\$58,244.40 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

And ~~we~~ (we) do, for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 hand and seal s, this 22nd day of December, 1980.

WITNESS: [Signature]
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1981 JAN -6 AM 9:34

[Signature]
Mark H. Acton, Jr.
[Signature]
Minnie Lee Acton

State of ALABAMA

COUNTY

JEFFERSON

I, the undersigned hereby certify that Mark H. Acton, Jr. and wife, Minnie Lee Acton whose names 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 22nd day of

December

1980.

Form 3013 (R)

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Notary Public