

THE STATE OF ALABAMA, SHELBY COUNTY

Know All Men by these Presents: That for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration DOLLARS to the undersigned grantor Robert Richardson Austin, a widower in hand paid by Sheila Ann Austin, the receipt whereof is hereby acknowledged I do grant, bargain, sell, and convey unto the said Sheila Ann Austin the following described real estate, to wit:

That certain lot or parcel of land situated in the Town of Calera, Alabama, in Section 22, Township 22 S, Range 2 W, Shelby County, Alabama, and described as follows:

(Description shown on attached Exhibit A)

19810116000005460 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
01/16/1981 00:00:00 FILED/CERTIFIED

BOOK 330 PAGE 690

situated in Shelby County, Alabama.

To Have and to Hold to the said Sheila Ann Austin and her heirs and assigns forever And I do, for myself and my heirs, executors, and administrators, covenant with said Sheila Ann Austin, heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all incumbrances, and that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall, warrant and defend the same to the said Sheila Ann Austin and her heirs, executors, and assigns, forever, against the lawful claims of all persons.

Given under my hand and seal, this 15 day of January, 19 81

Witness:

Robert Richardson Austin (L.S.)
(L.S.)
(L.S.)
(L.S.)

Robert Austin
P.O. Box 120
Calera, Ala 35040

BOOK 330 PAGE 691

THE STATE OF ALABAMA, Shelby COUNTY

I, _____ the undersigned, a Notary Public _____ in and for said State and County, do hereby certify that Robert Richardson Austin, Sr., a widower whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 15 day of January, 19 81.

[Signature]

THE STATE OF ALABAMA, _____ COUNTY

I, _____ in and for said State and County, do hereby certify that on the _____ day of _____, 19____, came before me the within named _____, known to me to be the wife of the within named _____ who being examined separate and apart from the husband touching her signature to the within conveyance acknowledged that she signed the same of her own free will and accord, and without fear, constraint, or threats on the part of the husband.

In witness whereof, I hereto set my hand, this _____ day of _____, 19____.

TO

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY

I hereby certify that this conveyance was filed in my office for record on the _____ day of _____, 19____.

at _____ o'clock _____ M., and was duly recorded in Vol. _____ page _____ of Record of Deeds, and that \$ _____ Deed Tax has been paid as required by law.

Judge of Probate.
Recording Fee, \$ _____

That certain lot or parcel of land situated in the Town of Calera, Alabama, in Section 22, Township 22 S, Range 2 W, Shelby County, Alabama, and described as follows:

Beginning at the NW corner of the NW 1/4 of NW 1/4 of Section 1, Township 24, Range 13 East on the base line, thence North 3 deg. 30 min. West, 1288 feet to the water line; thence East along the water line, 375 feet to point of beginning; turn thence to the left 3 deg. North 30 min. West, 287 feet to the South boundary of lot heretofore conveyed to Cecil E. Pardue; turn thence right along the South boundary of the lot heretofore conveyed to Cecil E. Pardue and go North 87 deg. 10 min. East, 210 feet; turn right and go South 3 deg. 30 min. East, 287 feet to the water line; turn thence to the right along the water line and go 210 feet to point of beginning, containing 1 acre, more or less, LESS AND EXCEPT the part thereof heretofore conveyed to Cecil E. Pardue and wife, Pauline F. Pardue, by deed recorded in Deed Book 246, page 954, in the Office of the Judge of Probate of Shelby County, Alabama, and described as follows: Beginning at the Northwest corner of the Northwest Quarter of Northwest Quarter of Section 1, Township 24, Range 13 East on the base line, thence North 3 deg. 30' West, 1288 feet to the water line; thence East along the water line, 375 feet, thence to the left 3 deg. North 30' West, 184.26 feet to point of beginning, thence continue along said course 102.74 feet, thence turn right and go North 87 deg. 10 min. east to the center of a hedge row, thence turn right and go in a southwesterly direction along said hedge row to point of beginning, said lot being triangular in shape.

Also, that certain lot or parcel of land situated in the Town of Calera, Alabama, in Section 22, Township 22 S, Range 2 W. Shelby County, Alabama, and described as follows: Starting at the NW corner of the NW 1/4 of NW 1/4 of Section 1, Township 24 South, Range 13 East, on the base line; thence North 3 deg. 30 min. West 1680 feet; thence North 87 deg. 10 min. East 960 feet to a 1 1/2 inch pipe marking the NE corner of property described in Deed recorded in Deed Book 90, page 586, Office of Judge of Probate of Shelby County, Alabama; from said point, run South 3 deg. 30 min. West 45.76 feet; thence turn angle to right of 90 deg. 00 min. and run Westerly direction 318.76 feet to P.O.T. Station 65+79.1 on the southerly right of way line of a Service road; thence turn an angle to right of 0 deg. 44 min. and run along said road right of way a distance of 225.28 feet to point of beginning; thence turn an angle to the left of 68 deg. 50 min. and run in a Southwesterly direction a distance of 45 feet, more or less, to the South line of property heretofore conveyed to Cecil E. Pardue and wife, Pauline Ford Pardue, by deed recorded in Deed Book 128 at page 471, Office of Judge of Probate of Shelby County, Alabama; thence run Easterly along said South line of said property conveyed by Deed Book 128 at page 471, which is also the North line of property presently owned by James A. Ford and wife, Fernande Ford, a distance of 164 feet, more or less, to a ditch, said ditch being the East line of said property conveyed by said deed recorded in Deed Book 128, at page 471; run thence up said ditch with its meanders in a northerly direction a distance of 45 feet, more or less, to its intersection with the South line of said Service Road; thence run Westerly along the South line of said Service Road a distance of 146 feet, more or less, to the point of beginning.

The above described lots or parcels of land herein conveyed may also be described as follows:

A part of the SE 1/4 of NW 1/4 and a part of NE 1/4 of SW 1/4 Section 22, Township 22 South, Range 2 West, described as follows: Commence at the NE corner of property described in Deed Recorded in Deed Book 90 on page 586 in Probate Office of Shelby County, Alabama, and run thence South 3 deg. 30' West 45.76 feet; thence turn an angle to right of 90 deg. 00' in a Westerly direction a distance of 318.76 feet to P.O.T. Station 65+79.1 on the Southerly R.O.W. line of Service Road. Thence turn an angle to right of 0 deg. 44' and along said R.O.W. line a distance of 225.28 feet to the point of beginning; thence turn an angle to left of 68 deg. 50' and run Southwesterly a distance of 177.03 feet; thence turn an angle to left of 21 deg. 47' and run Southerly a distance of 184.26 feet to North line of a 30 foot easement; thence Easterly along the North line of said 30 foot easement a distance of 210 feet; thence run North a distance of 287 feet; thence run Northerly direction along Easterly line of a ditch to the intersection of the South right of way line of the above mentioned service road; thence run Westerly along the southerly right of way line of said service road to the point of beginning.

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS

Robert Richardson Austin, Sr.

1981 JAN 16 11:11:49