

This instrument was prepared by
(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-67 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19810202000011030 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
02/02/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWELVE THOUSAND, SEVEN HUNDRED FIFTY & NO/100 (\$12,750.00) DOLLARS

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

Clyde W. Dennis and wife, Nancy H. Dennis

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

John D. Burleson

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

Begin at the SE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama; thence run Northerly along the East line of said $\frac{1}{4}$ $\frac{1}{4}$, 1,042.06 feet to a point on the South right of way line of the Southern Railway; thence 100 deg. 42 min. 57 sec. left and run West-Southwesterly along said right of way line 634.93 feet to a point; thence 79 deg. 12 min. 35 sec. left and run Southerly 930.51 feet to a point; thence 90 deg. 40 min. 17 sec. left and run Easterly 625.10 feet to the point of beginning, containing 14.14 acres.

Also, an easement for a right-of-way to provide ingress and egress to and from the above described property over and across the following described parcel, which is designated herein as Easement Number 1: Commence at the S.E. corner of the S.W. quarter of the S.E. quarter of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, thence run Westerly along the South line of said quarter-quarter 625.10' to the point of beginning of the easement being described, thence continue along last described course 309.93' to a point, THENCE 108 deg. 0 minutes 10 seconds right and run Northeasterly 31.54' to a point, thence 71 deg. 59 min. 50 ms seconds right and run Easterly 269.52' to a point, thence 89 deg. 19 min. 43 sec. right and run Southerly 30.0' to the point of beginning, said just described easement being 30' wide and parallel to the South line of said quarter-quarter and tying into an existing easement as shown on the Mallette map.

Also, an easement for a right-of-way to provide ingress and egress to and from Easement Number 1 as described above over and across the following described access road, which is designated herein as Easement Number 2: From the Northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 West, run Easterly along the North line of said quarter-quarter 400.50 feet to a 2- $\frac{1}{2}$ inch capped pipe, on the West right
(continued on reverse side)

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 2nd day of February, 1981.

(Seal)

(Seal)

(Seal)

Clyde W. Dennis
(Clyde W. Dennis)
Nancy H. Dennis
(Nancy H. Dennis)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, Clyde W. Dennis and wife, Nancy H. Dennis, a Notary Public in and for said County, in said State, hereby certify that whose name S 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 2nd day of February, A. D., 1981.

(Continued from front side)

of way line of access road, the point of beginning of the herein described easement or access road; thence Southwesterly along the Northerly boundary of the access road and along the line of George Winslett property on the West deflecting 108 deg. 0 min. 10 sec. right 393.12 feet to a 5/8 inch iron pin on said West right of way line; thence continuing Southwesterly deflecting 60 deg. 10 min. 23 sec. right 299.07 feet to a 5/8 inch iron pin, on the East line of the NE¼ of the NW¼ of Section 32, Township 21 South, Range 1 West; thence Southerly along the said quarter-quarter line deflecting 76 deg. 21 min. 17 sec. left 30.00 feet to a 5/8 inch iron pin on said quarter-quarter line; thence Southwesterly deflecting 83 deg. 9 min. 56 sec. right 915.48 feet to a 2½ inch capped pipe; thence Southerly deflecting 79 deg. 59 min. 59 sec. left 260.0 feet to a fence corner; thence Southwesterly deflecting 78 deg. 49 min. 15 sec. right 401.90 feet to a 5/8 inch iron pin on said right of way line, and on the East right of way line of County Road Number 97; thence Southerly along said right of way line deflecting 84 deg. 54 min. 46 sec. left 30.10 feet to a point, on the Southerly boundary of access road, and the East right of way line of County Road Number 97, and located 494.83 feet North of the Southwest corner of Law Kite property East of County Road Number 97; thence Northeasterly with the Southerly boundary of the access road and along the line of Law Kite property on the South deflecting 95 deg. 5 min. 14 sec. left 429.11 feet to a point; thence Northerly deflecting 78 deg. 49 min. 15 sec. left 259.47 feet to a point; thence Northeasterly deflecting 79 deg. 59 min. 59 sec. right 916.92 feet to a point; thence Northerly deflecting 83 deg. 9 min. 56 sec. left 31.81 feet to a point; thence Northeasterly deflecting 76 deg. 21 min. 17 sec. right 293.77 feet to a point; thence continuing Northeasterly deflecting 60 deg. 10 min. 23 sec. left 420.21 feet to a point, on said right of way line, and on the North line of the NW¼ of the NE¼ of Section 32, Township 21 South, Range 1 West; thence Westerly along said quarter-quarter line deflecting 108 deg. 0 min. 10 sec. left 31.01 feet to a 2½ inch capped pipe, the point of beginning; containing 1.09 acres by survey, according to survey of Reese E. Mallette, Jr., Registered Land Surveyor, dated September, 1973.

Subject to easements and rights of way of record.

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

1981 FEB -2 PM 1:29

Thomas A. Franklin, Jr.
JUDGE OF PROBATE

Deed 13.00
Rec. 3.00
Fed. 1.00
17.00

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$