

THIS INSTRUMENT WAS PREPARED BY:

JOHN L. HARTMAN, III
2737 Highland Avenue
Birmingham, Alabama 35205

19810211000014960 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
02/11/1981 00:00:00 FILED/CERTIFIED

361

State of Alabama)
Shelby County)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Five Thousand Dollars and No/100 (\$135,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I Prentice E. O'Barr, a married man, joined by my wife Ruth W. O'Barr, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto William B. Cashion (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL 1. Commence at the northeast corner of the SE 1/4 of the NE 1/4 of Section 23, Township 20 South, Range 3 West; thence run in a southerly direction along the eastern line of said quarter-quarter of said Section for a distance of 213.51 feet; thence turn an angle to the right of 91 deg. 23 min. and in a westerly direction for a distance of 448.87 feet to a point in the centerline of Buck Creek, said point being the point of beginning of property herein described; from point of beginning thus obtained turn 180 deg. and run in an easterly direction for a distance of 527.61 feet to its intersection with the westerly right-of-way line of Louisville and Nashville Railroad; thence turn an angle to the right of 85 deg. 12 min. and run in a southerly direction along the right-of-way of said railroad for a distance of 43.88 feet; thence turn an angle to the right of 91 deg. 29 min. 33 sec. and run in a westerly direction along the right-of-way of said railroad for 25 feet; thence turn an angle to the left of 88 deg. 43 min. and run in southerly direction along said R/O/W for a distance of 185.97 feet; thence turn an angle to the right of 1 deg. 17 min. and run along said R/O/W for a distance of 120 feet to a point in the centerline of Peavine Creek; thence run in a westerly direction along the centerline of Peavine Creek for a distance of 325 feet, more or less, to its intersection with the centerline of Buck Creek; thence run in a northwesterly direction along the centerline of Buck Creek for a distance of 360 feet, more or less, to the point of beginning.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals this the 9th day of February, 1981.

WITNESSES:

STATE OF ALABAMA, SHELBY COUNTY, JUDGE OF PROBATE, AL
137 50
1981 FEB 11 AM 8:22 (SEAL)
Prentice E. O'Barr (SEAL)
Ruth W. O'Barr (SEAL)
RUTH W. O'BARR

STATE OF ALABAMA, PROBATE
COUNTY OF JEFFERSON)

I, a Notary Public in and for said County, in said State, hereby certify that Prentice E. O'Barr and Ruth O'Barr 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 the 9th day of February, 1981.

TRIMMIER AND HARTMAN, P.C.

ATTORNEYS AT LAW
2737 HIGHLAND AVENUE

NOTARY PUBLIC