

646
This instrument was prepared by
(Name) Peggy Bates

(Address) 6102 Valley Station Road, Helena, Alabama 35080

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

25,000
19810220000019410 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
02/20/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THOUSAND AND NO/100 DOLLARS

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

KENNETH ROBERT JONES and wife HELEN M. JONES

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

DENNEY E. BARROW and B.J. HARRIS

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

A legal description is attached labeled Exhibit A

Subject to: Taxes for 1981 and subsequent years. Transmission line permits to Alabama Power Company recorded in Deed Book 101, Page 502; Deed Book 101, Page 504; Deed Book 121, Page 258; Deed Book 145, Page 377, in Probate Office. Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded easements, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises. No liability is assumed for possible unfiled mechanics' and materialmen's liens.

\$75,000.00 of the purchase price recited above was paid from a purchase money mortgage closed simultaneously herewith.

BOOK 331 PAGE 245

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 day of FEB - 13th, 1981.

Kenneth Robert Jones (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Robert Jones and wife Helen M. Jones 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 13th day of February, A. D., 1981.

MY COMMISSION EXPIRES 15 JULY 20, 1981.

General Acknowledgment

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

1981 FEB 20 AM 9:31

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Notary Public.

SCHEDULE A cont'd.

LEGAL DESCRIPTION:

A parcel of land situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, being more particularly described as follows:

Begin at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West and run North along the West line of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ 872.72 feet to a point on the centerline of Cahaba Valley Road (Alabama State Highway No. 119); thence 60 deg. 38' to the right and run Northeasterly along the centerline of Cahaba Valley Road 762.35 feet to a point; thence 88 deg. 39' 40" to the right and run Southeasterly 99.70 feet to a point on the Southeasterly right of way of Cahaba Valley Road as now established by the Alabama Highway Department, said point also being the point of beginning; thence continue along the last described course in a Southeasterly direction 351.93 feet to a point on the centerline of a creek thence 100 deg. 39' to the left in a Northeasterly direction along the approximate centerline of said creek a distance of 5.53 feet to a point; thence 19 deg. 53' to the right in a Northeasterly direction along the approximate centerline of said creek a distance of 195.15 feet to a point; thence 94 deg. 14' to the left in a Northwesterly direction a distance of 359.97 feet to a point on the Southeasterly right of way of Cahaba Valley Road; thence 88 deg. 35' 12" to the left in a Southwesterly direction along the Southeasterly right of way of Cahaba Valley Road a distance of 200.00 feet to the point of beginning. Contains 70,956 square feet or 1.63 acres.
Situated in Shelby County, Alabama.

According to survey of Walter Leibel, Jr., dated 1-27-81.

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

1981 FEB 20 AM 9:31

Deed TAX 25.00
Rec 3.00
Fund 1.00
29.00

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE