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Shelby Cnty Judge of Probate, AL
04/27/1981 00:00:00 FILED/CERTIFIED

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16.053.03
JC

This instrument was prepared by
R. A. Lewis,
Secretary at Law,
1000 Bank for Savings Building,
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, receipt whereof is acknowledged, we, B. J. Harris and wife, Nancy Neely Harris and Denney E. Barrow and wife, Pamela W. Barrow (hereinafter collectively referred to as Grantors), grant, bargain, sell and convey to the following persons as tenants in common in the proportions as set forth following the name of each: Denney E. Barrow, an individual, one-half interest; B. J. Harris, an individual, one-fourth interest; Nancy Neely Harris as Trustee for John Brooks Harris, an undivided one-eighth interest; and Nancy Neely Harris as Trustee for Neely Elizabeth Harris, an undivided one-eighth interest (hereinafter collectively referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SW1/4 of the SE1/4 of Section 31, Township 19 South, Range 2 West, being more particularly described as follows:

Begin at the Southwest corner of the SW1/4 of the SE1/4 of Section 31, Township 19 South, Range 2 West and run North along the West line of said SW1/4 of the SE1/4 872.72 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 105 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

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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. 36' 12" to the left in a Southwesterly direction along the Southeasterly line of Cahaba Valley Road a distance of 200.00 feet to the point of beginning. Contains 70,986 square feet or 1.63 acres. Situated in Shelby County, Alabama.

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

SUBJECT TO:

A purchase money mortgage held by Kenneth Robert Jones and wife, Helen M. Jones recorded in Real Volume 331 Page 245 in the Probate Office of Shelby County, Alabama and the indebtedness secured thereby;


Taxes for the year 1981, a lien but not yet due and payable;

Easements, restrictions, and other limitations of record.

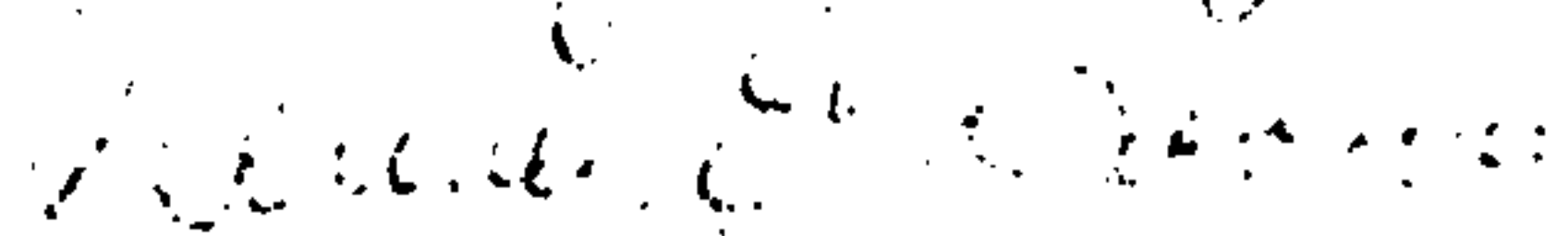
TO HAVE AND TO HOLD, to the said Grantees, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant that the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; and 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 24 day of April, 1981.


B. J. HARRIS (SEAL)


NANCY NEELY HARRIS (SEAL)


DENNEY E. BARROW (SEAL)


PAMELA W. BARROW (SEAL)

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STATE OF ALABAMA
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that B. J. Harris, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on 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 official seal this the 24th day of April, 1981.

Betty Pecher
NOTARY PUBLIC

My Commission Expires:

Jan. 7, 1984

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STATE OF ALABAMA)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancy Neely Harris, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of April, 1981.

Betty Pecher
NOTARY PUBLIC

My Commission Expires:

Jan. 7, 1984

STATE OF ALABAMA)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Denney E. Barrow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on 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 official seal this the 24th day of April, 1981.

Betty Peeler
NOTARY PUBLIC

My Commission Expires:

Jan. 7, 1984

STATE OF ALABAMA)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pamela W. Barrow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of April, 1981.

Betty Peeler
NOTARY PUBLIC

My Commission Expires:

Jan. 7, 1984

STATE OF ALA. SHELBY CO.
PROPERTY TAX

1981 APR 27 PM 3:21

Deed TAX	6.50
Dee	7.00
Ind	1.00
	<u>14.50</u>