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Shelby Cnty Judge of Probate, AL
08/10/1981 00:00:00 FILED/CERTIFIED

The State of Alabama,

Shelby COUNTY.

Know All Men By These Presents

THAT

for and in consideration of
the sum of Ten Dollars and other valuable considerations ----- Dollars,
to in hand paid by Ricky Darrel Yates, and Wade Anthony
Yates, and William Bart Skelton
the receipt whereof Barry P. Benefield, asingle man hereby acknowledge, have GRANTED,
BARGAINED, and SOLD, and by these presents do hereby GRANT, BARGAIN, SELL and CON-
VEY unto the said Ricky Darrel Yates, Wade Anthony Yates and William Bart
Skelton

their heirs and assigns, the following described Real Estate, situated in the city of
Sterrett, county of Shelby and State of Ala-
bama, to-wit:

Part of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 28, Township 19 South, Range 1 West,
Shelby County, Alabama, more particularly described as follows: Commence
at the SW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 28, and run thence
Northerly along the West line thereof 396.75 feet to the point of beginning
of the property herein described; thence turn 12 deg. 37' 30" right and
run Northeasterly along an unpaved road 279.09 feet; thence turn 11 deg. 31'
right and continue Northeasterly along said road 609.82 feet; thence turn
3 deg. 20' left and continue Northeasterly along 318.71 feet (road paved
starting 150 feet, more or less, Southwest of this point); thence turn 16
deg. 35' left and run Northerly 534.45 feet to a point in the right-of-way
of U.S. Highway 280; thence turn 40 deg. 27' left and run Northwesterly
along said highway 202.37 feet; thence turn 6 deg. 39' left and continue
Northwesterly along said highway 200.0 feet; thence turn 8 deg. 10' left
and continue Northwesterly along said highway 266.63 feet to an intersection
of last described course with the West line of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said
Section 28; thence run Southerly along said West line 2137.21 feet to the
point of beginning.

LESS AND EXCEPT any portion lying within the right of way of any public road.

LESS AND EXCEPT minerals and mining rights.

LESS AND EXCEPT that certain property conveyed in Deed Book 307, Page 924,
in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that certain property conveyed in Deed Book 317, Page 293,
in the Probate Office of Shelby County, Alabama.

The preparer of this instrument hereby certifies that no inspection of public
records in regard to the merchantable title of the described property in this
instrument has been conducted, as the same was not requested by either of the
above named grantees or grantors and in no way does the preparer of this instru-
ment certify good and merchantable title to said property, nor the accuracy
of the legal description.

Ricky Darrel Yates
Rt. 1 Box 268-A1
Sterrett, Ala.
35147

\$23,500.00 Of the purchase PRICE WAS paid from a mortgage loan
closed simultaneously herewith.

To Have and to Hold, the aforegranted premises together with all and singular the tenements, hereditaments and appurtenances thereunto or in any wise appertaining

Ricky Darrel Yates and Wade Anthony Yates and William Bart Skelton

their heirs and assigns FOREVER.

And I do covenant with the said Ricky Darrel Yates, Wade Anthony Yates and William Bart Skelton

their heirs and assigns, that I am lawfully seized in

fee simple of the aforementioned premises; that they are free from all encumbrance; that I

have a good right to sell and convey the same to the said Ricky Darrel Yates, Wade Anthony

Yates and William Bart Skelton

their heirs and assigns, and that I will WARRANT

AND DEFEND the premises to the said Ricky Darrel Yates, Wade Anthony Yates and

William Bart Skelton their heirs and

assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I have hereunto set hand

and seal this the 10th day of August in the year of
our Lord One Thousand Nine Hundred and Eighty-One

Signed, Sealed and Delivered in Presence of

Barry P. Benefield, a single man

This Instrument Prepared By

James R. Fuqua

Attorney at Law

2001 Painter Ave.

Mobile, Alabama 36680

