

This instrument was prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

284

(Address) 2850-F Highway 31 South, Pelham Mall, Pelham, Al. 35124

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama



19810910000097800 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
09/10/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHT THOUSAND SEVEN HUNDRED FIFTY AND NO/100-----DOLLARS
(\$6,750.00 of the above consideration being in the form of a mortgage given)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, EUGENE C. IHAS AND WIFE, MARY A. IHAS,

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

W. E. DUPREE, III.,

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

From the Northeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 31,
Township 19 South, Range 1 East, Shelby County, Alabama, run South
along the East $\frac{1}{4}$ - $\frac{1}{4}$ line for 418.1 feet; thence run West for 244
feet to the point of beginning of subject lot ; from said point thus
established, deflect right an angle of 90 degrees and run North and
parallel to the East $\frac{1}{4}$ - $\frac{1}{4}$ line for 338 feet to a point on the South
right-of-way line of County Road No. 32; thence deflect left an angle
of 50 degrees and 03 minutes and run in a Southwesterly direction (a
chord bearing and distance) for 599.9 feet; thence deflect left an
angle of 140 degrees and 03 minutes and run East for 476.2 feet, and
back to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1981.
2. Title to all minerals within and underlying the premises, together
with all mining rights and other rights, privileges and immunities
relating thereto, as recorded in Deed Book 327, Page 423, in
the Probate Office of Shelby County, Alabama.
3. Rights-of-way of record.

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 8th
day of September, 1981

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

(Seal)

(Seal)

JUDGE OF PROBATE

x Eugene C. Ihas

EUGENE C. IHAS

(Seal)

x Mary A. Ihas

MARY A. IHAS

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that EUGENE C. IHAS AND WIFE, MARY A. IHAS,
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 8th day of September, 1981

NOTARY

Notary Public

W. J. Wynn
2850-F Highway 31 S.
Pelham Mall
Pelham, Al.