

This instrument was prepared by

(Name) William H. Halbrooks, Attorney

(Address) Suite 820 One Independence Plaza B'ham, AL 35209

19810918000100700 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
09/18/1981 00:00:00 FILED/CERTIFIED

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty One 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, William R. Knighten and wife, Twyla Knighten

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

Denise Charbett Cauthen

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

"SEE ATTACHED SHEET FOR LEGAL DESCRIPTION"

Subject to taxes, easements and restrictions of record.

BOOK 334 PAGE 960

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 (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 3rd day of April, 1981

(Seal)

William R. Knighten (Seal)
William R. Knighten

(Seal)

Twyla Knighten (Seal)
Twyla Knighten

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned

, a Notary Public in and for said County, in said State, hereby certify that William R. Knighten and wife, Twyla Knighten 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 3rd day of April, A. D., 1981

Paul Jean Thornton
P.O. Box 177

My Commission Expires September 19 1984
Notary Public

Commence at the NW corner of NE 1/4 of NE 1/4 of Section 22, Township 22 South, Range 2 West; thence run East along the North line of said Quarter-Quarter Section a distance of 268.34 feet to the point on the Southeast right of way line of Old Highway 25, thence turn an angle of 142 degrees 39' to the right and run along said right of way a distance of 43.66 feet to a right of way marker on said right of way line, and the right of way line of the new location of Highway 25 which is the point of beginning, thence turn an angle of 121 degrees 19' to the left and run a distance of 62.38 feet to a right of way marker; thence turn an angle of 92 degrees 15' to the right and run along the right of way of the New Highway #25 a distance of 114.00 feet to a right of way marker (PC Sta. 92+85.4); thence turn an angle of 88 degrees 51' to the right and run along said right of way line a distance of 10 feet; thence turn an angle of 90 degrees 50' to the left and run along said right of way line a distance of 72.40 feet, thence turn an angle of 111 degrees 21 minutes to the right and run a distance of 139.10 feet to the SE right of way line of Old Highway 25; thence turn an angle of 99 degrees 42' to the right and run along said right of way line a distance of 157.90 feet to point of beginning. Situated in the NE-1/4 of the NE-1/4 of Section 22, Township 22, South, Range 2 West Shelby County, Alabama.

BOOK 334 PAGE 961

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

1981 SEP 18 AM 11:34

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed TAX	\$1.00
Dee	3.00
Ind	1.00
	<hr/>
	\$5.00