

NAME Araline Busby

ADDRESS 1105 Bowman Road, Birmingham, Alabama 35235

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

That in consideration ONE HUNDRED AND 00/100 DOLLARS
and other good and valuable considerations
to the undersigned grantor Viva Chumbler a unmarried woman and Juanita C. Moore and husband Harry F. Moore
in hand paid by Juanita C. Moore, a married woman

the receipt whereof is acknowledged we
Juanita C. Moore and husband Harry F. Moore
do grant, bargain, sell and convey unto the said Juanita C. Moore

the said Viva Chumbler, a unmarried woman a

the following described real estate, situated in JEFFERSON

County, Alabama,

to-wit:

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:
Commence at the Northeast corner of said 1/4-1/4 Section; thence in a Southerly direction along the East line of said 1/4-1/4 Section a distance of 469.3 feet to the intersection of the Northwest right of way line of U.S. Highway 31; thence 27 deg. 24' right in a Southwesterly direction along said right of way line a distance of 438.95 feet to the point of beginning; thence continue along last described course a distance of 75.05 feet; thence 90 deg. right in a Northwesterly direction a distance of 180.0 feet; thence 77 deg. 18' 39" right in a Northerly direction a distance of 181.99 feet; thence 122 deg. 27' 21" right and being tangent to a curve to the left, said curve having a central angle of 19 deg. 46' and a radius of 230.57 feet; thence along arc of said curve in a Southeasterly direction a distance of 79.55 feet to end of said curve and the beginning of a curve to the right, said curve having a central angle of 57 deg. 19' 22" and a radius of 164.0 feet; thence along arc of said curve in a Southeasterly direction a distance of 164.08 feet to end of said curve and the beginning of a curve to the right, said curve having a central angle of 32 deg. 40' 38" and a radius of 25.0 feet; thence along arc of said curve in a Southerly direction a distance of 14.26 feet to end of said curve and the point of beginning.
Subject to easements and restrictions of record.

And as further consideration the Grantees herein assume and promise to pay that certain mortgage to Leedy Mtg. Co. , recorded in Book 371, Page 935 & transferred to 1st Federal Savings & Loan Association of Decatur recorded in Misc. Book 23, Page 676 in said Probate Office, according to the terms and conditions of said Mortgage.

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their 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:

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 hand and seal on this 15th day of September, 1981.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1981 OCT 16 AM 11:55
H-00

State of ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State hereby certify that Viva Chumbler, a unmarried woman and Juanita C. Moore and Husband Harry F. 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of September

A. D., 1981