

1198

WARRANTY DEED

SHELBY

THE STATE OF ALABAMA, MONTGOMERY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 (\$10.00) DOLLARS and other valuable considerations, to the GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Juanita Boddie, a single woman; Ann G. Meigs, a single woman; and James L. Mobley and wife,

Madge B. Mobley (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Juanita Boddie and Ann G. Meigs

their (herein referred to as GRANTEE(S), heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

From the S.W. corner of Section 14, T-18-S, R-1-E, run East along the South boundary of said section a distance of 745.00 feet; thence left $62^{\circ} 13'$, a distance of 548.00 feet along the West R.O.W. line of Shelby County Hwy. No. 45, thence right $40^{\circ} 31'$ a distance of 344.27 feet along said R.O.W. line to the point of beginning; thence left $72^{\circ} 43'$ a distance of 834.91 feet to the bank of Bear Creek; thence right along the bank of Bear Creek to the West R.O.W. of Shelby County Hwy. No. 45, an approximate traverse of said creek bank being described as: From the last mentioned course above, turn an angle to the right of $98^{\circ} 20'$ and run a distance of 124.72 feet; thence left $17^{\circ} 12'$ a distance of 289.34 feet; thence right $48^{\circ} 26'$ a distance of 150.14 feet; thence left $32^{\circ} 46'$ a distance of 99.80 feet; thence right $41^{\circ} 09'$ a distance of 188.01 feet to the West R.O.W. line of Shelby County Hwy. No. 45, completing the traverse of the bank of Bear Creek. Continuing the description, turn and angle to the right of $87^{\circ} 45'$ and run Southerly along the R.O.W. of Shelby County Hwy. a distance of 80.00 feet; thence right $101^{\circ} 27'$ a distance of 205.22 feet; thence left $85^{\circ} 34'$ a distance of 225.50 feet; thence left $67^{\circ} 08'$ a distance of 339.79 feet to the West R.O.W. line of Shelby County Hwy. No. 45; thence right $60^{\circ} 55'$ a distance of 501.45 feet along a chord of a curve to the right to the point of beginning, such described property containing 7.5 acres. According to the survey of Evander E. Peavy, Ala. Reg. No. 6169, dated June 18, 1978.

This deed is given to correct and clarify the description given in that certain warranty deed from the Grantors to the Grantees herein dated August 2, 1978, and recorded in the Office of the Judge of Probate of Shelby County, Alabama in Book 314 at Page 97.

That certain attachment to the deed dated August 2, 1978 herein referred to, as said attachment is recorded in Book 314 at pages 99 and 100 had nothing to do with the description or conveyance, and was inadvertently recorded. The above description is the complete and correct description of the property conveyed.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they

have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hand S and seal, S, this 31st day of March, 1982.

WITNESS: Rec'd 3.50 Ind 1.00 3.50 1982 APR -1 PM 12:55 Corrected Thomas A. Shumaker, Jr. JUDGE OF PROBATE Juanita Boddie (L.S.) Ann G. Meigs (L.S.) James L. Mobley (L.S.) Madge B. Mobley (L.S.)

THE STATE OF ALABAMA, MONTGOMERY COUNTY

I, Odessa Holt, A Notary Public in and for said State and said County hereby certify that Juanita Boddie, Ann G. Meigs, James L. Mobley and Madge B. Mobley

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 31st day of March, 1982 Odessa Holt Notary Public

This instrument was prepared by:

RICHARD C. BELSER
ROBISON & BELSER, P.A.
P. O. Drawer 1470
Montgomery AL 36102

FOR RECORDING ONLY

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