

927

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Dollar and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, SAMUEL BENTON ROBERTS and wife, JUDITH CARTER ROBERTS, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey, including our right to redeem under law and under that certain mortgage from the Grantor to the Grantee dated January 4, 1979, recorded in Book 387, Page 102, in the Office of the Judge of Probate of Shelby County, Alabama, unto HARRIS M. GORDON and RUTH L. GORDON, husband and wife, (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

That portion of the  $W\frac{1}{2}$  of the  $SW\frac{1}{4}$  of Section 19, Township 21, Range 1 East, lying South of the South right-of-way line of Shelby County Highway No. 30 (Project #SACP 4435-A) EXCEPT the following:

A part of the  $W\frac{1}{2}$  of  $SW\frac{1}{4}$  of Section 19, Township 21 South, Range 1 East more particularly described as follows: Commence at the SW corner of said  $SW\frac{1}{4}$  of  $SW\frac{1}{4}$  of said Section for point of beginning; run thence in a Northerly direction along the Western boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section to a point where the same intersects the Southeastern right-of-way line of new paved County Highway, also known as Shelby County Highway Project #SACP 4435-A; thence turn to the right and run in a Northeasterly direction along said right-of-way line, following the meanderings thereof, to a point where the same intersects the Western most edge of the present dirt road leading from said paved highway to the Beacon Light; thence turn to the right and run in a Southerly direction along the Western most edge of said dirt road, following the meanderings thereof, to a point where the said Western most edge of said dirt road intersects the Southern boundary of said  $SW\frac{1}{4}$  of  $SW\frac{1}{4}$  of said Section; thence turn to the right and run in a Westerly direction along the Southern boundary of said  $SW\frac{1}{4}$  of  $SW\frac{1}{4}$  of said Section to the point of beginning.

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H. M. Gordon  
P.O. Box 435  
Columbiana, Al. 35051

AND ALSO EXCEPT the following land:

Commence at an iron rail marking the SW corner of Section 19, Township 21 South, Range 1 East; thence run in an Easterly direction along the South boundary line of said Section 19, a distance of 969.92 feet to the point of beginning; thence continue in the same direction along said South boundary line, a distance of 354.0 feet to an iron in a rock pile marking the SE corner of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 19; thence turn an angle of 90 deg. 25 min. 04 sec. to the left and run in a Northerly direction along the East boundary of the W $\frac{1}{2}$  of SW $\frac{1}{4}$  of said Section 19, a distance of 387 feet to a point; thence turn at an angle of 90 deg. 0 min. 0 sec. to the left and run in a Westerly direction along the Northern boundary, a distance of 316 feet to the West boundary line of Beacon Road; thence turn at an angle of 80 deg. 74 min. 25 sec. to the left and run Southwesterly, a distance of 185 feet to a point; thence turn at an angle of 9 deg. 25 min. 35 sec. to the left and run Southerly, a distance of 210.88 feet to the point of beginning, being a part of the W $\frac{1}{2}$  of SW $\frac{1}{4}$  of Section 19, Township 21 South, Range 1 East and containing three (3) acres, more or less.

Subject however to apparent easements and easements of record and 1982 ad valorem taxes.

Grantor will pay 1982 ad valorem taxes.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances and right of redemption, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

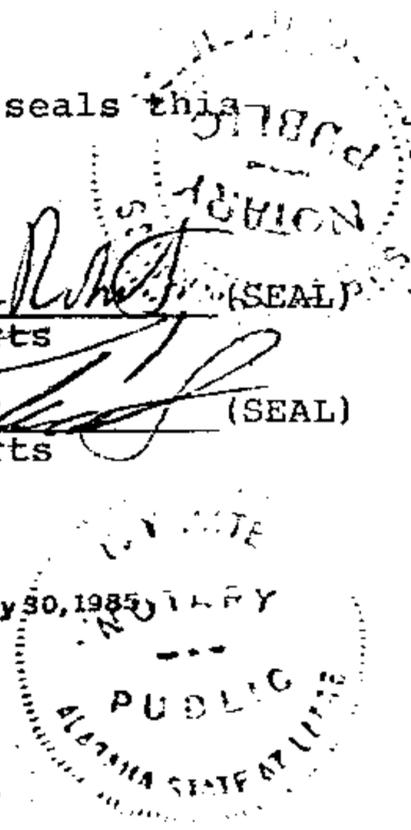
IN WITNESS WHEREOF, we have hereunto set our hands and seals this

13<sup>th</sup> day of AUGUST, 1982.

*Samuel Benton Roberts* (SEAL)  
Samuel Benton Roberts

*Judith Carter Roberts* (SEAL)  
Judith Carter Roberts

*Kay Pato*  
My Commission Expires January 30, 1985



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STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Samuel Benton Roberts and wife, Judith Carter Roberts, 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 13 day of August, 1982.

*Sue E. Cummins*  
Notary Public



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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
*In Lieu of Foreclosure Rec. 450*  
1982 AUG 26 AM 11:53 *Ind 1.00*  
550  
*Thomas A. Smith, Jr.*  
JUDGE OF PROBATE