

This instrument was prepared by
(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixteen 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,

James L. Perrin, a single person and Patricia Ann Perrin, a single person
5300 Highway 280 South, Birmingham, Alabama 35243

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

Jean B. Porter

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

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein which said exhibit is signed by grantors for the purpose of identification.

SUBJECT TO: Transmission line permits to Alabama Power Company recorded in the Probate Office of Shelby County, Alabama, in Deed Book 107, page 265; in Deed Book 112, page 508; in Deed Book 157, page 293; and in Deed Book 198, page 497.

ALSO, SUBJECT TO: A 14 ft. easement as shown by deed recorded in Deed Book 110, page 102; Deed Book 111, page 292; Deed Book 195, Page 490; and in Deed Book 210, page 315, in said Probate Office.

ALSO, SUBJECT TO right of way to Shelby County recorded in said Probate Office in Deed Book 260, page 794.

The warranties of title hereinafter given shall not apply to Parcel No. 2 described on Exhibit "A" attached hereto.

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 9th day of July, 1982.

(Seal)

(Seal)

(Seal)

James L. Perrin

Patricia Ann Perrin

Patricia Ann Perrin

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James L. Perrin, a single person, and Patricia Ann Perrin, a single person, 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 9th day of July, A. D., 1982.

DENABURG. SCHOEL, MEYERSON, OGLE, ZARZAUR & MAX

ATTORNEYS AT LAW

2125 MORRIS AVENUE

BIRMINGHAM, ALABAMA

Notary Public.

EXHIBIT "A"

PARCEL ONE:

A strip of land 420 feet wide East and West by 690 feet North and South, situated 210 feet North of the SW corner of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 21, Township 19 South, Range 1 East, and adjacent to the West line of said $\frac{1}{4}$ Section. LESS AND EXCEPT a parcel previously conveyed to Bady Isbell and wife, Gracie May Isbell as shown by deed recorded in Deed Book 294, page 342, in the Office of the Judge of Probate, Shelby County, Alabama, and LESS AND EXCEPT a parcel conveyed to Ella Mae Cork and husband, Neal Cork as shown by deed recorded in Deed Book 270, page 827, in said Probate Office, and LESS AND EXCEPT a parcel conveyed by said Ella Mae Cork and husband Neal Cork to Frank C. Herrell and wife, Donna C. Herrell, as shown by deed recorded in Deed Book 275, page 5 in said Probate Office. Situated in Shelby County, Alabama.

PARCEL TWO:

From the SW corner of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 21, Township 19 South, Range 1 East, run East a distance of 170.81 feet to the point of beginning; thence continue in a straight line a distance of 249.19 feet; thence left 90 deg. a distance of 167.95 feet to a point on the R.O.W. of Pumpkin Swamp Road; thence left 129 deg. 20' a distance of 117.66 feet; thence right 10 deg. a distance of 130.84 feet; thence right 5 deg. 30' a distance of 72.44 feet to the point of beginning. Situated in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

James L. Perrin
James L. Perrin

Patricia Ann Perrin
Patricia Ann Perrin

CLERK OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED.

1982 JUL 15 AM 10:38

Thomas A. Shoultz, Jr.
JUDGE OF PROBATE

Deed	16.00
Rec.	3.00
Ind.	1.00
	<u>20.00</u>