

This instrument was prepared by

(Name) Douglas Corretti
Corretti & Newsom
(Address) 1804 7th Avenue North
Birmingham, AL 35203



38

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of (\$5,500.00) Five Thousand Five Hundred 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,

Ivan H. Grimes and wife, Sheila A. Grimes
Route 1, Box 166, Vandiver, AL 35176

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

Dorothy E. Craig
Route 1, Box 18, Vandiver, AL 35176

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

Begin at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, and run in a Westerly direction and along the North line of said quarter-quarter section a distance of 664.29 feet to a point; thence turn an interior angle of 91 degrees 44 minutes 40 seconds and run in a Southerly direction 277 feet; thence turn left and run parallel to the North line of said quarter-quarter section a distance of 25 feet to the point of beginning of the tract herein conveyed; thence continue along said line a distance of 411.08 feet to a point; thence turn right and run parallel to the East line of said quarter-quarter section a distance of 210.08 feet to a point; thence turn right and run West and parallel to the North line of said quarter-quarter section a distance of 411.08 feet to a point; thence turn right 91 degrees 44 minutes 40 seconds and run in a Northerly direction 210.08 feet to the point of beginning.

Mineral and mining rights excepted.

Also, As additional consideration for this Warranty Deed the Grantors and Grantee

****CONTINUED ON REVERSE****

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 29th
day of September, 19 82.

(SEAL)

Ivan H. Grimes
Ivan H. Grimes

(SEAL)

(SEAL)

Sheila A. Grimes
Sheila A. Grimes

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned
in said State, hereby certify that

a Notary Public in and for said County,

Ivan H. Grimes and wife, Sheila A. Grimes

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 29th day of September, A.D. 19 82.

Sal A. Zumber
Notary Public

****CONTINUATION****

do hereby mutually agree that access is hereby granted to and from the hereinabove described real property from Shelby County Highway #50 to the property hereinabove conveyed by that certain private drive established and provided by Roy Partridge to the same extent as same is vested in Grantors.

SUBJECT TO: (1) Ad valorem property taxes for the year 1982.

\$3,000.00 of the purchase price recited above was paid from a purchase money mortgage executed simultaneously herewith.

Leon H. Grimes
Shirley A. Grimes

OFFICE OF ALA. SHERIFF CO.
CERTIFY THIS
DEED WAS FILED

1982 OCT -1 AM 10:45

See Dtg. 423 pg. 710

Deed tax - 250
Rec. 300
Ind. 100
650

Thomas P. Sullivan, Jr.
JUDGE OF PRECEPT

BOOK 342 PAGE 847

Return to:

1804 - 7th Avenue, Room
Birmingham, Alabama

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF

Recording Fee \$
Deed Tax \$

\$

This form furnished by

Soffman Land Title Services Co., Inc.

216 71ST NORTH & P.O. BOX 10681 BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company