



798

This instrument was prepared by Harrison, Conwill, Harrison & Justice
Attorneys at Law, P.O. Box 557, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Hundred Twenty-Five Thousand and no/100
(125,000.00) Dollars to the undersigned grantors, in hand paid by the
grantee herein, the receipt whereof acknowledged, we, JOSEPH JEFFERS, JR.,
and wife, VIRGINIA J. JEFFERS, and ELEANOR JEFFERS NEEL and
husband, GILES NEEL, (herein referred to as grantors), grant,
bargain, sell and convey unto CITY OF CALERA, ALABAMA, (herein referred
to as grantee), the following described real estate, situated in Shelby
County, Alabama, to-wit:

Beginning at the intersection of the North right-of-way line
of Shelby County Road No. 20 and the East line of the West $\frac{1}{2}$
of the West $\frac{1}{2}$ of Section 3, Township 24 North, Range 13 East,
said point being the point of beginning; thence North along
the East line of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of Section 3, a
distance of 1560.34 feet to an iron pin, said iron pin being
the Northeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3,
Township 24 North, Range 13 East; thence continue along the
line last described a distance of 976.80 feet to the South
right-of-way line of Alabama State Highway No. 25; thence
right 65 degrees 43 minutes 00 seconds, 209.69 feet along the
South right-of-way line of Alabama State Highway No. 25 to
an iron pin; thence right 108 degrees 53 minutes 00 seconds,
978.09 feet to an iron pin; thence left 110 degrees 04 minutes
00 seconds, 819.38 feet to an iron pin; thence right 91 degrees
38 minutes 00 seconds, 1166.17 feet to the North right-of-way
line of Shelby County Road No. 20; thence continue along the
line last described a distance of 40.21 feet to a point on the
centerline of Shelby County Road No. 20 and the point of
beginning of a traverse of the centerline of Shelby County
Road No. 20; thence right 84 degrees 06 minutes, 728.46 feet;
thence left 0 degrees 32 minutes 30 seconds, 200 feet; thence
left 1 degree 05 minutes, 200 feet; thence left 1 degree
58 minutes 15 seconds, 200 feet; thence left 2 degrees 29
minutes 30 seconds, 200 feet; thence left 1 degree 36 minutes
15 seconds, 200 feet; thence left 1 degree 40 minutes 14
seconds, 57.74 feet to the point of ending of the traverse of
the centerline of Shelby County Road no. 20; thence right 129
degrees 02 minutes 30 seconds, 51.50 feet to the North right-
of-way line of Shelby County Road No. 20 and the point of
beginning of the property herein described, LESS that portion
of the above description lying 40 feet North of the centerline
of Shelby County Road No. 20 which portion is a part of the
right-of-way of Shelby County Road No. 20, said property con-
taining 45.8 acres, more or less.
Situated in Shelby County, Alabama.

\$75,000.00 of the above recited purchase price was paid from a
mortgage executed simultaneously herewith.

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TO HAVE AND TO HOLD to the said grantee, its heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, its heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29th day of October, 1982.

Joseph B. Jeffers Jr.
Joseph Jeffers, Jr.

Virginia J. Jeffers
Virginia J. Jeffers

Eleanor Jeffers Neel
Eleanor Jeffers Neel

Giles Neel
Giles Neel

STATE OF MARYLAND
COUNTY OF MONTGOMERY

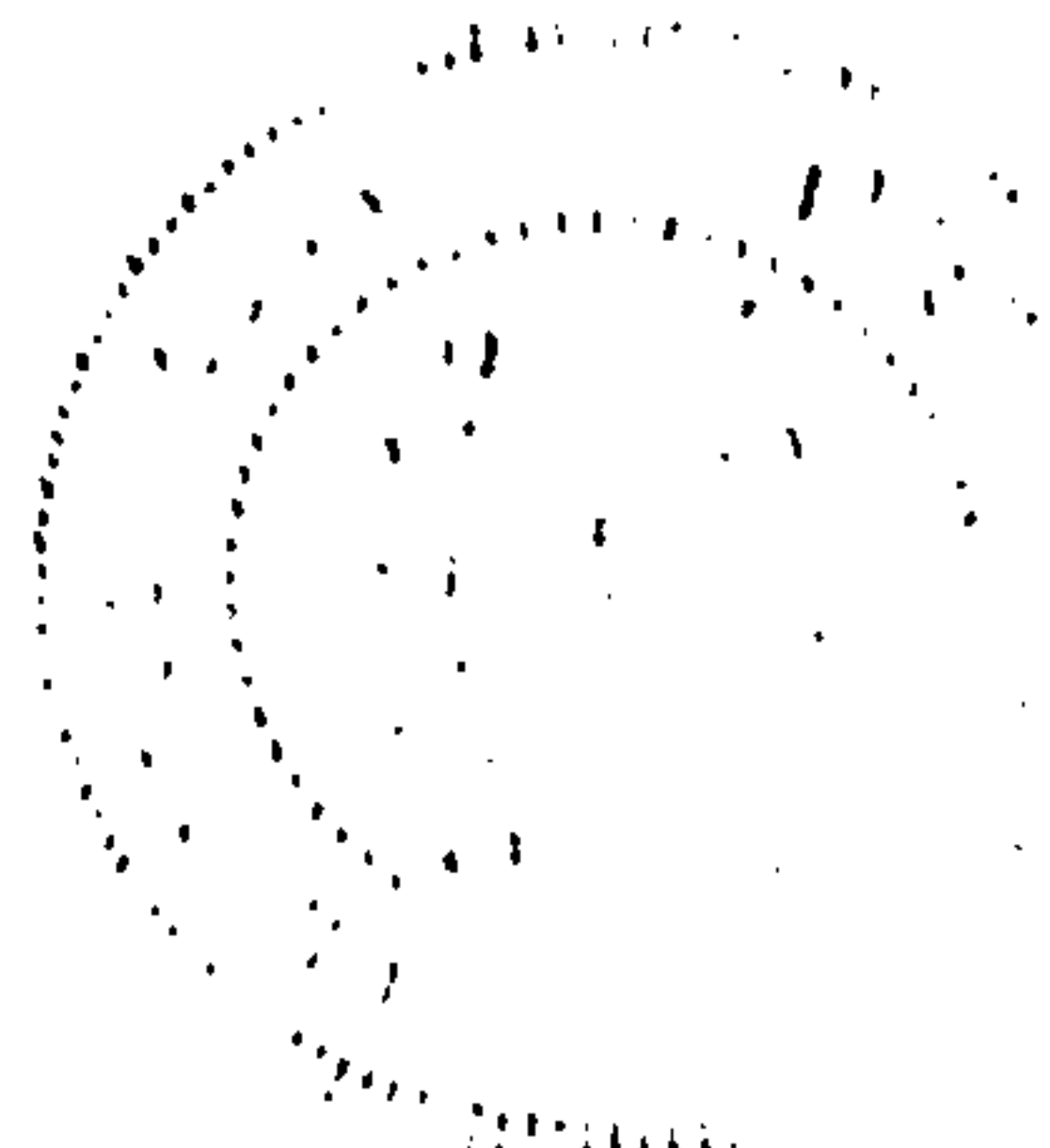
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joseph Jeffers, Jr., and wife, VIRGINIA J. JEFFERS, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of OCTOBER, 1982.

Karen D. McClinton
Notary Public

MY COMMISSION EXPIRES JULY 1, 1986

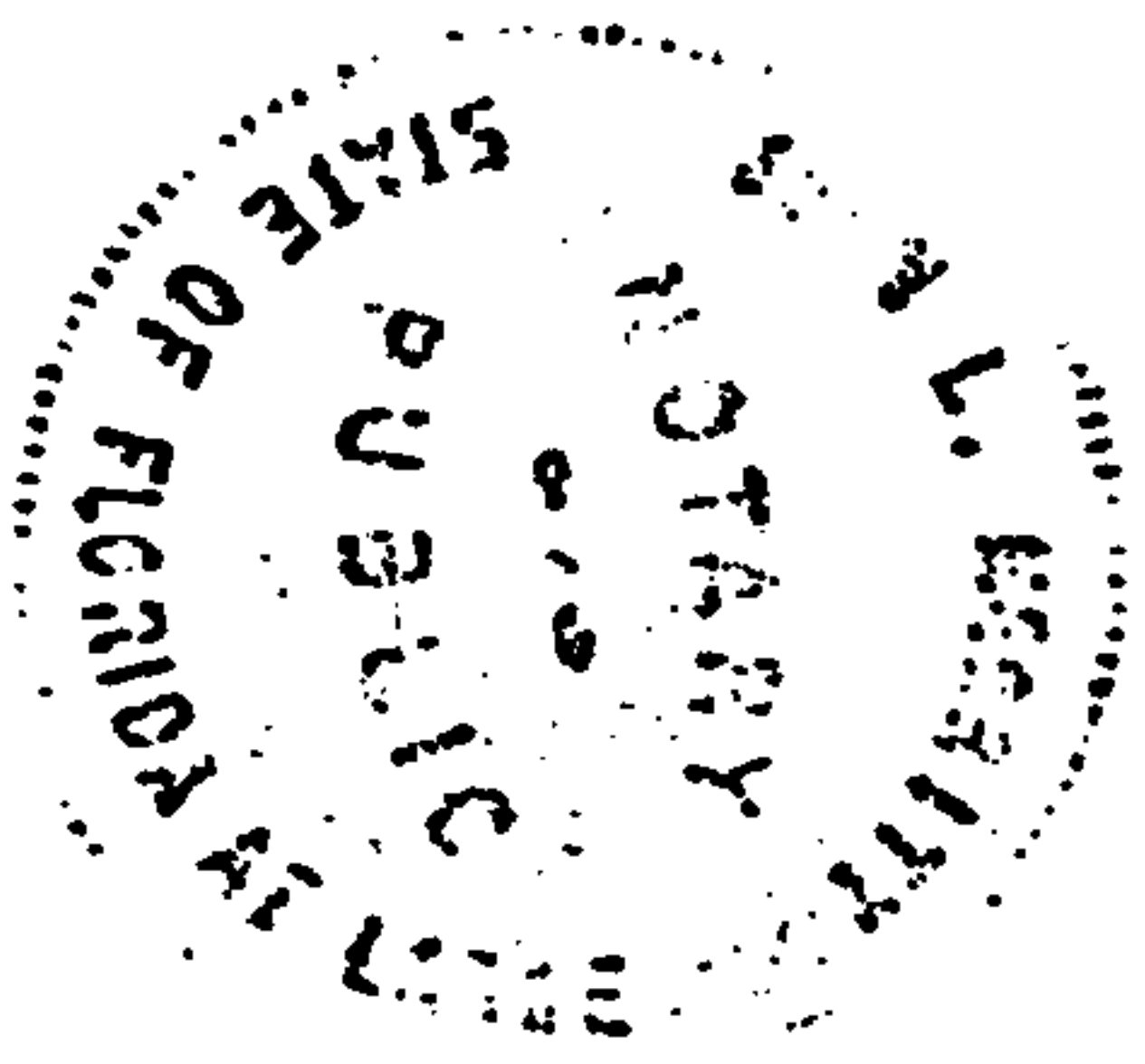
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STATE OF Florida
COUNTY OF Sumter

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Eleanor Jeffers Neel and husband, Giles Neel, 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 3rd day of November, 1982.



Joan Merritt
Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COM. EXPIRES DEC 31 1984
BONDED BY SHELBY CO. JUDGE OF PROBATE

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

1982 DEC 28 PM 3:19

Thomas A. Shreve, Jr.
JUDGE OF PROBATE

Rec. 550
Ind 100
650

NO TAX COLLECTED