

(Name) COURTNEY H. MASON, JR.

(Address) P. O. BOX 1007  
ALABASTER, ALABAMA 35007

Corporation Form Warranty Deed



Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8826

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00)



19830113000005010 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
01/13/1983 00:00:00 FILED/CERTIFIED

-----DOLLARS

to the undersigned grantor, B & M REALTY, INC.

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto BILLY E. BEARD AND WIFE, CHARLOTTE V. BEARD, an undivided 1/2 interest, and Larry E. Fowler and wife, Deborah J. Fowler, an undivided 1/2 interest, to be held as tenants in common, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Shelby County, Alabama

9-Acre Tract:

A parcel of land located in the Northwest 1/4 of the Northwest 1/4 of section 28, and the Northeast 1/4 of the Northeast 1/4 of section 29, all in Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said Northeast 1/4 of the Northeast 1/4 of said section 29; Thence in a Northerly direction, along the West line of said 1/4-1/4 section, a distance of 27.11 feet; Thence 90 degrees right, in an Easterly direction, a distance of 39.99 feet to a fence corner, said point being the Point of Beginning; Thence 02 degrees 14 minutes 58 seconds right, in an Easterly direction, along said fence, a distance of 1306.79 feet; Thence 02 degrees 03 minutes 39 seconds right, in an Easterly direction, along said fence, a distance of 235.31 feet to the Southwesterly right-of-way line of U. S. Highway #31; Thence 109 degrees 24 minutes 51 seconds left, in a Northwesterly direction, along said right-of-way line, a distance of 229.43 feet to the beginning of a curve to the left, said curve having a radius of 3428.12 feet and a central angle of 00 degrees 51 minutes 45 seconds; Thence along arc of said curve, in a Northwesterly direction, a distance of 51.60 feet to the end of said curve; Thence 71 degrees 48 minutes 57 seconds left, measured from tangent of said curve, in a Westerly direction, a distance of 1476.91 feet to a fence; Thence 94 degrees 12 minutes left, in a Southerly direction, along said fence, a distance of 259.56 feet to the Point of Beginning. Said parcel contains 9.0 acres, more or less. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

This deed is to correct the description of the deed recorded in book 340 page 260 in the Probate Court of Shelby County, Alabama.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 30th day of December, 19 82

ATTEST:

STATE OF ALA. SHELBY CO.

Secretary

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned

hereby certify that Roy L. Martin

whose name as President of B & M Realty, Inc.

to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 30th day of December, 19 82