

THIS INSTRUMENT PREPARED BY:

William O'Neal Whitt, Jr.
P. O. Box 7688-A
Birmingham, Alabama 35253

SEND TAX NOTICE TO:

NAME C Molton Williams
ADDRESS 3924 ROYAL OAK DR
B'ham AL 35243



19830201000013630 Pg 1/4 .00
Shelby Cnty Judge of Probate, AL
02/01/1983 00:00:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 Dollars (\$10.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, the undersigned, Elliott T. Williams, Jr., and C. Molton Williams, as the sole surviving Executors under the Will of Gertrude M. Williams, Deceased, (herein referred to as Grantors) do grant, bargain, sell and convey unto C. Molton Williams, an undivided one-third (1/3) interest, to George F. Wheelock, III, an undivided one-sixth (1/6) interest, to Ellen Linn Wheelock, an undivided one-sixth (1/6) interest, to Elliott T. Williams, III, an undivided one-ninth (1/9) interest, to Elizabeth Alabama Williams, an undivided one-ninth (1/9) interest, and to Gertrude M. Williams (granddaughter of Gertrude M. Williams, deceased) an undivided one-ninth (1/9) interest (herein referred to as Grantees), as tenants in common and not as joint tenants with right of survivorship, in an 11.5% undivided interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Legal description is attached hereto and marked as Exhibit "A".

SUBJECT TO:

1. The terms and conditions of that certain mortgage dated May 31, 1977 from Thomas E. Rast and Minnie H. Rast to The Equitable Life Assurance Society of the United States, recorded in Mortgage Book 365, Page 515.
2. Taxes due in the year of 1983, a lien, but not yet payable.
3. Oil, gas, petroleum and sulphus excepted in Deed Book 127, Page 140.
4. Right of way in favor of Alabama Power Company recorded in Deed Book 252, Page 184 and Deed Book 304, Page 16.
5. Subject to the Declaration of Protective Covenants, agreements, easements, charges and liens for Riverchase (Business), recorded in Miscellaneous Book 13, Page 50, as amended by Amendment No. 1, recorded in Miscellaneous Book 15, Page 189.

6. Agreement in favor of Alabama Power Company recorded in Miscellaneous Book 15, Page 401.
7. Twenty (20) foot sanitary sewer easement, ten (10) foot drainage easement and flood easement, all as shown on Survey of John E. Norton, dated May 6, 1976.

TO HAVE AND TO HOLD to the said GRANTEES, as tenants in common in fee simple, and to the heirs and assigns of such grantees forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 18th day of JANUARY, 1983.

WITNESS:

Elliott T. Williams, Jr.
ELLIOTT T. WILLIAMS, JR., Executor
under the Will of Gertrude M. Williams,
deceased

C. Molton Williams
C. MOLTON WILLIAMS, Executor under
the Will of Gertrude M. Williams,
deceased

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Elliott T. Williams, Jr., whose name as Executor is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing conveyance, he, in his capacity as such Executor, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal of office this

18th day of January, 1983.

Charles L. Leman
NOTARY PUBLIC

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that C. Molton Williams, whose name as Executor is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing conveyance, he, in his capacity as such Executor, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal of office this

18th day of JANUARY, 1988.

Sandra D. Tholsteen
NOTARY PUBLIC

MY COMMISSION EXPIRES DECEMBER 5, 1984

BOOK 344 PAGE 905

A tract of land situated in the NW 1/4 of SW 1/4 of Section 19, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of Section 19, Township 19 South, Range 2 West; thence North along West section line 1506.75 feet to an intersection with baseline of the East bound lane of Riverchase Parkway East; thence 71 degrees, 40 minutes, 55 seconds right and run along said baseline 75.54 feet to the beginning of a curve to the left; thence continue along curve 220.45 feet, said curve having a central angle of 24 degrees, 15 minutes, 00 seconds and a radius of 520.86 feet; thence continue on a tangent of said baseline 171.06 feet to the beginning of a curve to the right; thence continue along curve 71.21 feet to a point, said curve having a central angle of 6 degrees, 45 minutes, 53 seconds and a radius of 603.10 feet; thence 90 degrees, 00 minutes, 00 seconds right, tangent to curve 42.00 feet to the South right-of-way line of Riverchase Parkway - East and the point of beginning; thence 90 degrees, 00 minutes, 00 seconds left, tangent to a curve to the right, 323.19 feet along said right-of-way line, said curve having a central angle of 33 degrees, 00 minutes, 17 seconds and a radius of 561.10 feet; thence continue tangent to said right-of-way curve in a Northeasterly direction, 140.32 feet to the beginning of a curve to the left; thence continue along curve 24.94 feet, said curve having a central angle of 01 degrees, 49 minutes, 43 seconds and a radius of 781.30 feet, to a curve to the right; thence continue along curve 36.94 feet, said curve having a central angle of 84 degrees, 40 minutes, 05 seconds and a radius of 25.00 feet; thence continue tangent to said curve and along the West right-of-way line of a new road in a Southeasterly direction 170.68 feet; thence 90 degrees, 00 minutes, 00 seconds right from said right-of-way line in a Southwesterly direction 22.35 feet to a point on the 422 foot contour line M.S.L. Datum; thence along said contour line in a Southwesterly, Northerly and Westerly direction 644+ feet; thence North 81 degrees, 33 minutes, 10 seconds West, 51.17 feet to a point; thence North 35 degrees, 48 minutes, 07 seconds West 19.92 feet perpendicular to the South right-of-way line of Riverchase Parkway - East, and the point of beginning and containing 1.68 acres, or 73.374 sq. ft.

19830201000013630 Pg 4/4 .00
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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 FEB -1 AM 9:44

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Seed tax - 115.00
Rec. 6.00
Ind. 1.00
122.00

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