

STATE OF ALABAMA

SHELBY COUNTY

## STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Thousand Dollars (\$5,000.00), cash in hand paid by Mary Jim Tucker, to Charlotte W. Poe and husband, Tom Poe, (hereinafter called Grantors), receipt whereof is acknowledged, the said Grantors do hereby grant, bargain, sell, and convey unto the said Mary Jim Tucker (hereinafter called Grantee), the following described real estate located in Shelby County, Alabama, to-wit:

## AN UNDIVIDED ONE-HALF INTEREST IN AND TO:

All lying North of road and railroad in Blocks 110 and 111;  
 Lots 1 through 8 and 25 through 30 in Block 112;  
 Lots 1 through 11 and 25 through 32 in Block 113;  
 All of Block 114;  
 All lying West of Newton's Creek in Block 115;  
 All located in Dunstan's Map of Calera, as recorded in  
 3, Page 115, in the Probate Office of Shelby County,  
 Alabama, at Columbiana, Alabama. LESS Power Company  
 Easement to Lot 11, and North 5 feet of Lot 10, Block 113.

It is the Grantors intent to convey to Grantee an undivided one-half interest in <sup>their</sup> property in Blocks 110 through 115 of Dunstan's Map of Calera, whether or not said interest is accurately described herein.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

It is specifically understood that the Grantors have executed this conveyance subject to;

1. Ad valorem taxes for the year 1983, which said taxes are not due and payable until October 1, 1983.
2. Encroachments, variation in area or in measurements, boundary line disputes, roadways, alleys, building restrictions and zoning and matters not of record, including lack of access, which would be disclosed by an accurate survey and inspection of the premises.
3. Alabama Power Company easement on Lots 10 and 11, Block 113.
4. Any part of subject property, if any, included in a graveyard or any rights in connection therewith.

Tom Poe  
 3077 Whispering Pine Circle  
 Bham AL 35226

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This instrument is executed without warranty or representation of any kind on the part of Charlotte W. Poe and husband, Tom Poe.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 16<sup>th</sup> day of February, 1983.

Charlotte W. Poe  
Charlotte W. Poe

Tom Poe (Thomas W. Poe)  
Tom Poe

STATE OF ALABAMA

COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charlotte W. Poe and husband, Tom Poe, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed on 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 16<sup>th</sup> day of February, 1983.

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STATE OF ALABAMA SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1983 FEB 16 PM 3:25

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

Margie J. Bailey  
Notary Public

MY COMMISSION EXPIRES FEBRUARY 24, 1985

deed tax - 5.00  
Rec. 300  
Ind. 100  
900