

328-9482
This instrument was prepared by:
Walter L. Mims
#2 Office Park Circle
Birmingham, AL 35203

374

SEND TAX NOTICE TO:

Name: Ollie W. McClung Jr.
Address: 2912 Riverwood Dr.
Bham, Ala.

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

: KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Ollie W. McClung and wife, Ora F. McClung, (herein referred to as Grantors), grant, bargain, sell and convey unto OLLIE W. McCLUNG, JR. (herein referred to as Grantee), an undivided four-tenths (4/10) interest in and to the following described real estate, situated in Shelby County, Alabama, being our entire interest, to-wit:

345 page 599
Book

Commence at the Northeast corner of the Northwest One-Quarter of the Northwest One-Quarter of Section 15, Township 18 South, Range 1 East; run thence in a Southerly direction along the East line of said Quarter-Quarter Section for a distance of 990.49 feet to a point in the centerline of an existing road; thence turn an angle to the right of 64 degrees, 41 minutes, 30 seconds and run along the centerline of said existing road for a distance of 256.13 feet; thence turn an angle to the right of 26 degrees, 15 minutes and run in a Westerly direction along the centerline of said existing road for a distance of 232.47 feet; thence turn an angle to the left of 28 degrees, 26 minutes and run in a Southwesterly direction along the centerline of said existing road for a distance of 119.79 feet; thence turn an angle to the left of 30 degrees, 26 minutes and run in a Southwesterly direction along the centerline of an existing road for a distance of 220.75 feet; thence turn an angle to the left of 8 degrees, 00 minutes and run in a Southwesterly direction along the centerline of an existing road for a distance of 128.29 feet; thence turn an angle to the right of 62 degrees, 20 minutes and run in a Southwesterly direction for a distance of 119.71 feet to the point of beginning; from the point of beginning thus obtained, thence turn an angle to the right of 180 degrees, 00 minutes and run in a Northeasterly direction for a distance of 97.13 feet; thence turn an angle to the left of 62 degrees, 20 minutes and run in an Northeasterly direction for a distance of 140.18 feet; thence turn an angle to the right of 8 degrees, 00 minutes and run in a Northeasterly direction for a distance of 178.47 feet; thence turn an angle to the left of 130 degrees, 48 minutes and run in a Southwesterly direction for a distance of 57.11 feet; thence turn an angle to the left of 2 degrees, 20 minutes and run in a Southwesterly direction for a distance of 178.09 feet; thence turn an angle to the right of 9 degrees, 44 minutes and run in a Southwesterly direction for a distance of 52.06 feet; thence turn an angle to the left of 41 degrees, 49 minutes, 30 seconds and run in a Southwesterly direction for a distance of 52.76 feet to a point

Ollie W. McClung Jr.
2912 Riverwood Dr.

on the edge of a lake; thence run in a Southeasterly, Southerly, Southwesterly, Southeasterly and Southwesterly direction along the edge of said waterline of said lake to the point of beginning. Said parcel containing 1.14 acres.

This conveyance is made subject to all of the terms, conditions and reservations contained in that certain deed to Grantors recorded in Book 305 at Page 911, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, his, heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, his 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 Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seal

this 10th day of February, 1983.

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

1983 MAR -9 PM 12:41

Sealed 9:00
Rec. 3:00
Snd. 1:00

Ollie W. McClung

(SEAL)

Thomas A. Smawley Jr.
JUDGE OF PROBATE

1/3:00

Ora F. McClung
Ora F. McClung

(SEAL)

STATE OF ALABAMA)
 :
JEFFERSON COUNTY 1

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that OLLIE W. McCLUNG and wife, ORA F. McCLUNG, 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 10th day of February, 1983.

Carl Austin
NOTARY PUBLIC