

140

Send tax notice to:

This Instrument Prepared By:
Leonard Wertheimer, III
555 Bank for Savings Building
Birmingham, Alabama 35203

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One and No/100 Dollars (\$1.00), and other good and valuable consideration, to the undersigned Daniel Kessler and wife, Margaret W. Kessler (herein referred to as "Grantors"), in hand paid by Margaret W. Kessler (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A tract of land in the SE 1/4 of the SE 1/4 and the NE 1/4 of the SE 1/4 of Section 29, Township 19 South, Range 2 West, in Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of the SE 1/4 of the SE 1/4 of said Section 29; thence West along with the North line of said SE 1/4 of SE 1/4 for a distance of 19.52 feet to an interesection with the North Right of Way line of the Cahaba Valley Road; thence 33 degrees 30 minutes 15 seconds to the left and Southwesterly for 439.30 feet along said Right-of-Way line to the point of beginning of the tract of land herein described; thence continued Southwesterly along the last above described course 205 feet to the point of beginning of a curve curving to the right, said curve having a radius of 30 feet and a central angle of 90 degrees 00 minutes; thence Northwesterly around the acre of said curve 47.12 feet to end of said curve; thence Northwesterly 530.0 feet along tangent to said curve; thence 90 degrees 00 minutes to the right and Northeasterly 205.00 feet; thence 86 degrees 56 minutes to the right and Southeasterly 560.80 feet, more or less, to the point of beginning. The above described tract of land contains 2.828 acres, more or less.

Subject to: Line permit running to the Alabama Power Company, dated August 18, 1955, and recorded in Deed

399 Arrowhead Lane
Helena, AL 35020

BOOK 340 PAGE 122

Book 176, Page 73, in the Office of the Judge of Probate of Shelby County, Alabama; Power Line permit running to the Alabama Power Company, dated September 1, 1955, recorded in Deed Book 176, Page 71, in said Probate Office; Power Line permit running to the Alabama Power Company, dated September 2, 1955, recorded in Deed Book 176, Page 75, in the said Probate Office; Right-of-Way deed, dated January 8, 1948, from Fannie F. Johnson, a single woman, to Shelby County, recorded in Deed Book 135, Page 7, in the Probate Office of Shelby County, Alabama. Said property to be used for residence purposes only; No dwelling shall be erected of less than 1400 square feet living area, front line of which shall be no nearer the street on which it faces than 200 feet, side line of which shall be no nearer than 50 feet. No building shall be erected on said property without plans, specifications, grades and location therefore having been first submitted to and approved by the owner or Emmett Cloud Realty Company. This lot may not be subdivided or reduced in size except with the written approval of the then adjoining property owners.

The Grantor, Margaret W. Kessler, and the Grantee are one and the same person.

This conveyance is made subject to the following:

BOOK 346 PAGE 123

1. The lien for 1983 ad valorem taxes.

2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Jefferson County, Alabama, including those enumerated above, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

And the Grantors do, for themselves and their heirs, executors and administrators, covenant with the said Grantees that they are lawfully seized of said premises in fee simple; that they are free from all encumbrances except as hereinabove stated; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same unto the said Grantees, their heirs and assigns forever, against the lawful claims of any and all persons.

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

IN WITNESS WHEREOF, the said Daniel Kessler and wife, Margaret W. Kessler, have hereto set their hands and seals, this the 4 day of April, 1983.

Daniel Kessler (SEAL)
Daniel Kessler

Margaret W. Kessler (SEAL)
Margaret W. Kessler

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Daniel Kessler and wife, Margaret W. Kessler, 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 4 day of April, 1983.


Notary Public
My commission expires: 10-22-84

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

1983 APR -4 PM 3:42


JUDGE OF PROBATE

Deed TAX	15.00
Rec	4.50
Ind	1.00
	<hr/> 20.50

BOOK 346 PAGE 124