

This instrument was prepared by

(Name) LARRY KNOFF
2101 6th Ave. N., Suite 919
(Address) Birmingham, Al 35203

1120



Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE 12061-328-80
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WITHOUT OPINION OR EXAMINATION OF TITLE

WARRANTY DEED

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand Six Hundred and NO/100 (\$1,600.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Brenda Pegusky, now by marriage Brenda Thomas, and husband Glen Thomas

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto E. R. Nash

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit: *

The real property described in Schedule "A" attached

BOOK 346 PAGE 498

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 20th day of April, 19 83.

(SEAL)

Brenda Thomas
BRENDA THOMAS

(SEAL)

(SEAL)

Glen Thomas
GLEN THOMAS

(SEAL)

(SEAL)

STATE OF Alabama }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned a Notary Public in and for said County,
in said State, hereby certify that Brenda Pegusky, now by marriage Brenda Thomas, and husband Glen Thomas

whose name(s) 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 20th day of April, A.D. 19 83

Judith Pope
Notary Public

SCHEDULE "A"

Legal Description of Real Estate

Surface rights only to the following lot, on which a house was formerly located: Begin at a point 1437.9 feet North and 740.5 feet West of the center stake of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama; run North 89 deg. 50 min. West 195 feet; thence South 0 deg. 10 min. West 122 feet; thence South 89 deg. 50 min. East 195 feet; thence North 0 deg. 10 min. East 122 feet to point of beginning. Containing fifty-five hundredths (.55) of one acre, more or less. SUBJECT TO that certain right of way easement heretofore conveyed by the Grantor herein to Howard T. Pickett and Wife, Willa Dee Pickett, by that certain deed dated August 4, 1978 and recorded in Deed Book 314, at Page 93, in the Office of the Judge of Probate of Shelby County, Alabama, of a uniform width of 15 feet, to extend over and along an existing roadway over and across this lot for ingress and egress to the lot described next below.

Also, surface rights only to the following lot: Begin at a point 1326.9 feet North and 936.2 feet West of the center stake of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama; run South 87 deg. 50 min. West 200.0 feet; thence North 5 deg. 21 min. East 219.5 feet; thence South 89 deg. 50 min. East 175 feet; thence South 0 deg. 10 min. West 211.6 feet to point of beginning. Containing .91 of one acre, more or less. LESS AND EXCEPT the following described part or portion of said lot heretofore conveyed by the Grantor herein to Howard T. Pickett and wife, Willa Dee Pickett, by that certain deed dated August 4, 1978 and recorded in Deed Book 314, at Page 93, in the Office of the Judge of Probate of Shelby County, Alabama, to-wit: Begin at a point 1326.9 feet North and 936.2 feet West of the center stake of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama; run South 87 deg. 50 min. West 200.0 feet; thence North 5 deg. 21 min. East 112 feet to the point of beginning of tract herein excepted; thence continue along the last described course 107.5 feet to a point; thence South 89 deg. 50 min. East a distance of 175 feet; thence South 00 deg. 10 min. West 99.6 feet; thence in a Westerly direction 190 feet, more or less, to the point of beginning.

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

1983 APR 21 AM 9:20

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE

Lead TAX	2.00
Rec	3.00
Find	1.00
	6.00