

(Address) Shelby State Bank, Pelham, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eleven Thousand Dollars (\$11,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Charles Beck and wife, Juanita Beck

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

James P. Philen and wife, Wilma B. Philen

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

From the Northeast corner of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 25, Township 20 South, Range 3 West, run thence South 88 deg. 40 min. West along the North boundary line of the said NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  a distance of 328.69 feet to a point on the Southeast Right of Way line of U.S. 31 Highway; thence South 13 deg. 17 min. West along said R.O.W. line a distance of 314.14 feet to a point; thence North 88 deg. 40 min. East, parallel to said North boundary of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  a distance of 448.0 feet; thence South 13 deg. 08 min. West for 680.70 feet to a point on the North side of Wilson Road; thence North 81 deg. 42 min. East along the North side of Wilson Road for 200.0 feet to the point of beginning of the land herein described; thence continue North 81 deg. 42 min. East for 10.0 feet; thence South 69 deg. 07 min. East for 70.0 feet; thence North 13 deg. 08 min. East for 168.99 feet; thence North 80 deg. 41 min. West for 79.28 feet; thence South 13 deg. 20 min. West for 157.73 feet, more or less, to the point of beginning.

This land being a part of the SW $\frac{1}{4}$  of Section 25, Township 20 South, Range 3 West. Situated in Shelby County, Alabama.

\$7,000.00 of purchase price recited above was paid from a mortgage filed simultaneously herewith.

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 2nd day of May, 1983

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1983 MAY -5 AM 9:14

Deed tax 4.00  
Rec 1.50  
Sub 1.00  
6.50

Charles C. Beck (Seal)  
Charles Beck

Juanita Beck (Seal)  
Juanita Beck

Thomas A. Saunders, Jr. (Seal)  
JUDGE OF PROBATE

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles Beck and wife, Juanita Beck 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 2nd day of May, A. D., 1983

Shelby Bank  
Pelham Ala  
35124

Dashore M. Jett  
Notary Public.  
My Commission Expires May 19, 1985

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