

This instrument prepared by

328

(Name) DANIEL M. SPITLER

This Form furnished by:

(Address) Attorney at Law

Cahaba Title, Inc.

Policy Issuing Agent for

1972 Chandalar Office Park

Highway 31 South at Valleydale Road



Safeco Title Insurance Co

Pelham, Alabama 35124

P. O. Box 689

TELEPHONE: 988-5600

Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thousand and No/100 (\$100,000.00) DOLLARS

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

Victor Scott and wife, Charlene H. Scott

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

Philip D. Walton

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

See Exhibit "A" attached hereto and incorporated herein for legal description.

\$100,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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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 31st

day of May, 19 83.

(SEAL)

VICTOR SCOTT

(SEAL)

(SEAL)

CHARLENE H. SCOTT

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned in said State, hereby certify that

a Notary Public in and for said County,

Victor Scott and wife, Charlene H. Scott

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 31st day of May, A.D. 19 83)

Notary Public

Part of the S 1/2 of the NE 1/4 of Section 21, Township 22 South, Range 3 West, being more particularly described as follows: Beginning at the Southwest corner of the SE 1/4 of the NE 1/4 of said Section, as shown on the recorded plat of Apache Village First Sector recorded in Map Book 6 Page 95 in the Probate Office of Shelby County, Alabama; run thence in an easterly direction along the South line of said Apache Village First Sector or the North line of Lot 13, Block 1 Arden Subdivision, as recorded in Map Book 3 Page 64 in the Probate Office of Shelby County, Alabama, and its easterly extension thereof for a distance of 101.28 feet to an existing iron pin; thence turn an angle to the left of 89 deg. 00 min. and run in a northerly direction along the West right-of-way line of Shoshone Drive for a distance of 96.56 feet to the point of beginning of a curve, said curve being concave in a southwesterly direction, having a central angle of 91 deg. 00 min. and a radius of 25.00 feet; thence turn an angle to the left and run along said curve for a distance of 39.71 feet to the point of ending of said curve and being on the south right-of-way line of Apache Trail; thence run in a Westerly direction along a straight line being the South right-of-way line of said Apache Trail and a straight line extension for a distance of 606.33 feet; thence turn an angle to the left of 84 deg. 47 min. and run in a southwesterly direction for a distance of 122.49 feet to a point on the south line of Apache Village First Sector or the North line of Block 1, Arden Subdivision; thence turn an angle to the left and run in an easterly direction along the North line of said Block 1, Arden Subdivision, for a distance of 539.50 feet, more or less to the point of beginning; being situated in Shelby County, Alabama.

Also a part of the S 1/2 of the NE 1/4 of Section 21, Township 22 South Range 3 West, being more particularly described as follows: From the intersection of Overland Road and Shoshone Drive run South 0 deg. 52 min. West along the center line of Shoshone Drive 49.96 feet; thence North 89 deg. 08 min. West for 25 feet to the West boundary of Shoshone Drive; thence South 0 deg. 52 min. West along this boundary 195.54 feet to the beginning of a curve to the right having a central angle of 90 deg. 00 min., and a radius of 25.00 feet and being concave in a northwesterly direction, said point being the point of beginning; thence along this curve 39.27 feet; thence North 89 deg. 08 min. West for a distance of 580.90 feet; thence turn an angle to the left of 85 deg. 55 min. and run in a southerly direction along the East right-of-way line of Apache Trail, as shown on the recorded plat of Apache Village First Sector, as recorded in Map book 6 Page 95 in the Office of the Judge of Probate of Shelby County, Alabama, for a distance of 227.41 feet to the point of beginning of a curve, said curve being concave in a northeasterly direction, having a central angle of 95 deg. 05 min. and a radius of 65.00 feet; thence run along the arc of said curve for a distance of 107.87 feet to the end of said curve and being on the North right-of-way line of Apache Trail; thence run in an easterly direction along the North right-of-way of said Apache Trail, as shown on said plat of Apache Village First Sector for a distance of 531.64 feet to the point of beginning of a curve, said curve being concave in a northwesterly direction and having a central angle of 89 deg. 00 min. and a radius of 25.00 feet; thence run along the arc of said curve for a distance of 38.83 feet to the point of ending of said curve being on the west right-of-way line of Shoshone Drive; thence run in a Northerly direction along said West right-of-way line of Shoshone Drive as shown on the recorded plat of Apache Village First Sector for a distance of 287.17 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

STATE OF ALABAMA, SHELBY CO.
 DEPT. OF PROBATE
 1983 JUN -7 AM 11:12
 Rec. 200
 Ind. 100
 400
 Thomas A. [Signature]
 JUDGE OF PROBATE