

(Name) **DANIEL M. SPITLER**
 Attorney at Law
 (Address) **1972 Chandalar Office Park**
Pelham, Alabama 35124

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
 P. O. Box 689
 Pelham, Alabama 35124



Policy Issuing Agent for
 Safeco Title Insurance Co
 TELEPHONE: 988-5600

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Thousand and No/100 (\$300,000.00) DOLLARS**
\$150,000.00 cash and mortgages on property in Jefferson County, Alabama totaling \$150,000.00

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

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.

As part of the consideration herein, the Grantee herein assumes and agrees to pay the
 outstanding indebtedness secured by the real estate mortgages from Victor Scott and
 Charlene H. Scott to the United States of America, acting through the Farmers Home
 Administration and filed for record Office of the Judge of Probate of Shelby County,
 Alabama as follows:

<u>Recording Date</u>	<u>Book</u>	<u>Page Number</u>
September 21, 1976	358	62
October 2, 1978	383	689
December 20, 1979	399	325

Said real estate mortgages have been amended by an Assumption Agreement (Form FmHA 460-9),
 executed by the Granteesherein. Said Assumption Agreement was executed by Victor Scott
 and Charlene H. Scott, Grantees of the mortgages assumed but Grantors of this deed.

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 en-
 cumbrances, 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

a Notary Public in and for said County,

in said State, hereby certify that

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. 1983

Notary Public

Parcel I:

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West, described as follows: Commence at the Southeast corner of the SW 1/4 of the NE 1/4 of Section 21 and go South 89 deg. 52 min. West along the South boundary of said 1/4-1/4 Section 990.63 feet; thence North 0 deg. 27 min. West for 261.90 feet to the point of beginning; thence continue along this line for 189.60 feet; thence North 89 deg. 33 min. East for 197.08 feet; thence North 5 deg. 39 min. West for 164.10 feet; thence South 89 deg. 27 min. East for 266.88 feet to the West boundary of Apache Street; thence South 4 deg. 57 min. West along this boundary 348.0 feet; thence South 89 deg. 33 min. West for 415.58 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

Commence at the Southeast corner of the SW 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West, and go South 89 deg. 52 min. West along the South boundary of said 1/4-1/4 Section 539.50 feet to the point of beginning; thence continue along this line for 559.14 feet; thence North 13 deg. 24 min. West for 323.18 feet; thence South 16 deg. 11 min. East for 24.97 feet; thence North 83 deg. 14 min. East for 175.90 feet; thence South 0 deg. 27 min. East for 49.35 feet; thence North 89 deg. 33 min. East for 415.58 feet to the West boundary of Apache Trail; thence South 4 deg. 57 min. West along this boundary for 7.27 feet to the beginning of a curve to the left having a central angle of 95 deg. 05 min., a radius of 125.00 feet and a tangent distance of 136.61 feet; thence along this curve for 207.43 feet to the point of tangent; thence South 89 deg. 52 min. West for 76.61 feet; thence South 4 deg. 57 min. West for 119.66 feet to the point of beginning; THERE IS EXCEPTED AND EXCLUDED from said Parcel II, the following described Parcel, (the same being Parcel III hereinafter described):

Commence at the SE corner of the SW 1/4 of NE 1/4 of Section 21, Township 22 South, Range 3 West, and go South 89 deg. 52 min. West along the South boundary of said 1/4-1/4 Section 539.50 feet to the point of beginning; thence continue along this line for 310.25 feet; thence North 1 deg. 32 min. West for 261.23 feet; thence North 89 deg. 33 min. East for 280.00 feet to the West boundary of Apache Trail; thence South 4 deg. 57 min. West along boundary for 7.27 feet to the beginning of a curve to the left, having a central angle of 95 deg. 05 min., a radius of 125.00 feet and a tangent distance of 136.61 feet; thence along this curve for 207.43 feet to the point of tangent; thence South 89 deg. 52 min. West for 76.61 feet; thence South 4 deg. 57 min. West for 119.66 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL III;

Commence at the Southeast corner of the SW 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West, and go South 89 deg. 52 min. West along the South boundary of said 1/4 1/4 Section 539.50 feet to the point of beginning; thence continue along this line for 310.25 feet; thence North 1 deg. 32 min. West for 261.23 feet; thence North 89 deg. 33 min. East for 280.00 feet to the West boundary of Apache Trail, thence South 4 deg. 57 min. West along this boundary for 7.27 feet to the beginning of a curve to the left, having a central angle of 95 deg. 05 min., a radius of 125.00 feet and a tangent distance of 136.61 feet; thence along this curve for 207.43 feet to the point of tangent; thence South 89 deg. 52 min. West for 76.61 feet; thence South 4 deg. 57 min. West for 119.66 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

For purposes of convenience only, these three parcels have been included in one deed. Grantors are conveying three separate parcels which constitute three separate transactions simultaneously and all three descriptions have been included in this deed to reduce recording fees and for convenience.

STATE OF ALA. SHELBY CO.

RECORDS

FILED

1983 JUN -7 AM 11:11

Thomas A. Lawrence, Jr.
 SHELBY COUNTY

deed for 1500
 Rec. 300
 15400