

This instrument prepared by Courtney H. Mason, Jr., Attorney  
at Law, Post Office Box 1007, Alabaster, Alabama 35007

<sup>1152</sup>  
STATUTORY WARRANTY DEED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO  
HUNDRED FIFTY THOUSAND AND NO/100th DOLLARS (\$250,000.00) to the  
undersigned Grantor, R. D. DOWNEY and wife, CLARIE RUTH DOWNEY,  
and S. R. DOWNEY and wife, BARBARA ANN DOWNEY, in hand paid by  
KENNETH R. OSWALT and wife, JOSEPHINE OSWALT, the receipt of  
which is hereby acknowledged the said R. D. DOWNEY and wife,  
CLARIE RUTH DOWNEY, and S. R. DOWNEY and wife, BARBARA ANN DOWNEY  
does hereby grant, bargain, sell, and convey unto the said  
KENNETH R. OSWALT and wife, JOSEPHINE OSWALT, the following  
described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of Section 24, Township 20  
South, Range 3 West, and run along the Southern Section line in  
an Easterly direction 583.37 feet to the point of beginning;  
thence 80 deg. 45' 00" right 39.16 feet; thence 91 deg. 58" 20"  
left 178.19 feet to the West right of way line of U.S. Highway  
31; thence 95 deg. 43' 40" left 140 feet along said right of way;  
thence 84 deg. 03' 00" left 159.40 feet; thence 88 deg. 15' 00"  
left 100.84 feet to the point of beginning. Situated in Shelby  
County, Alabama. According to Survey of T. M. Lowe, Jr., Reg.  
No. 1648, dated January 24, 1973.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, setback lines,  
rights of way, limitations, if any, of record, and current ad  
valorem taxes.

\$130,000.00 of the above recited purchase price was paid by a  
mortgage loan closed simultaneously herewith.

GRANTORS' ADDRESS: 4105 South Creek Road, Chattanooga, Tenn. 37406

GRANTEES' ADDRESS: Route 2, Box 73, Pelham, Alabama 35124

TO HAND AND TO HOLD to KENNETH R. OSWALT and wife, JOSEPHINE  
OSWALT, its successors and assigns forever.

IN WITNESS WHEREOF, R. D. DOWNEY and wife, CLARIE RUTH DOWNEY,  
and S. R. DOWNEY and wife, BARBARA ANN DOWNEY has caused this  
deed to be executed and its seal affixed this 8<sup>th</sup> day of  
August, 1983.

R. D. Downey  
R. D. DOWNEY - SELLER

S. R. Downey  
S. R. DOWNEY - SELLER

Clarie Ruth Downey  
CLARIE RUTH DOWNEY-SELLER

Barbara Ann Downey  
BARBARA ANN DOWNEY-SELLER

Courtney H. Mason

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STATE OF TENNESSEE)  
COUNTY OF HAMILTON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that S. R. Downey and wife, Barbara Ann Downey whose name is signed to the foregoing conveyance and who is known to me to be such officer, acknowledge before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 9th day of August, 1983.

*Barbara J. Hittler*  
NOTARY PUBLIC

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STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that R. D. Downey and wife, Claire Ruth Downey whose name is signed to the foregoing conveyance and who is known to me to be such officer, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 11th day of August, 1983.

*Shirley C. McDonald*  
NOTARY PUBLIC

MY COMMISSION EXPIRES SEPTEMBER 8, 1984

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
NOTICE WAS FILED  
1983 AUG 23 PM 1:48  
*W. H. H. H. H. H.*  
JUDGE OF PROBATE

Deed TAX	120.00
Rec	4.00
Ind	1.00
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	125.00