

This instrument was prepared by

(Name) Christopher R. Murvin, Esquire
Leltman, Siegal & Payne, P.A.
(Address) 425 First Alabama Bank Building
Birmingham, Alabama 35203

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

mortgage in the amount of \$19,913.27.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-One Thousand Eight Hundred Fifty and no/100 Dollars (\$31,850.00)

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

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jack G. Levine and James Renford Heartsill, as tenants in common,

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

Commence at the Southeast corner of the SW 1/4 of NE 1/4, Section 28, Township 19, Range 1 East, run thence north along the east line of said SW 1/4 of NE 1/4 to the Southeasterly right of way line of U.S. Highway #280; thence turning an angle to the left of 97 deg. 03 min. 30 sec. and run in a southwesterly direction along said highway right of way for a distance of 607.16 feet to the point of beginning; thence continue on the same course along said highway right of way line for a distance of 597.18 feet; thence turning an angle to the left of 83 deg. 51 min. run in a southerly direction for a distance of 352.62 feet; thence turning an angle to the right of 90 deg. run in a westerly direction for a distance of 434.83 feet; thence turning an angle to the left of 90 deg. run in a southerly direction for a distance of 289.50 feet; thence turning an angle to the left of 90 deg. 07 min. run in an easterly direction for a distance of 299.02 feet; thence turning an angle to the right of 90 deg. 32 min. and run in a southerly direction for a distance of 136.82 feet to the northwesterly right of way line of the Atlantic Coast Line Railroad; thence turning an angle of 95 deg. 46 min. 30 sec. to the left run in a northeasterly direction along said northwesterly right of way of the Atlantic Coast Line Railroad for a distance of 721.23 feet; thence turning an angle of 83 deg. 44 min. to the left and run in a northerly direction for a distance of 775.08 feet to a point on the Southerly right of way line of U.S. Highway #280, said point being the point of beginning; being situated in Shelby County, Alabama.

Subject to:

(a) Taxes for the year 1983 are a lien, but not due and payable until October 1, 1983. Parcel ID: 58-8-8-28-0-001-034.

(b) Right of way granted to Atlanta, Birmingham & Atlanta Railroad Company by instrument recorded in Deed Book 36 Page 150 in Probate Office. (See attached Exhibit "A" for continuation of exceptions)

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, I have hereunto set my hands(s) and seal(s), this 29 day of Sept, 1983.

(Seal)

Jean Sharp

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF LOUISIANA

EBR Parish

General Acknowledgment

I, JAMES F. LEFLOX, a Notary Public in and for said Parish, in said State, hereby certify that Jean Sharp, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of Sept, A. D. 1983.

Notary Public

Exhibit "A"

- (c) Right of way granted to South Central Bell by instrument recorded in Deed Book 312 Page 463 and Deed Book 335 Page 469 in Probate Office.
- (d) Easement to Plantation Pipe Line as shown by instrument recorded in Deed Book 112 Page 237, Deed Book 252, Page 493, Deed Book 287 Page 446 and Deed Book 112 Page 228 in Probate Office.
- (e) Subject to encroachment of fence along Southerly portion of subject property located in the NW 1/4 of SE 1/4 of Section 28, Township 19, Range 1 East, Shelby County, Alabama.
- (f) Mortgage from Jean Sharp to Ralph W. Thomas and/or L. B. Bingham recorded in Mortgage Book 424 Page 80 in the Office of the Judge of Probate of Shelby County, Alabama, which grantees assume and agree to pay.

BOOK 350 PAGE 347

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 OCT -3 AM 10:49
see Mtg 424-80
JUDGE OF PROBATE

| | |
|----------|-------------|
| Deed Tax | 12.00 |
| Rec | 3.00 |
| Ind | 1.00 |
| | <hr/> 16.00 |