

618
SEND TAX NOTICE TO:

(Name) Weldon L. McManus

(Address) Rt 1 Bx 260 Stortz AL
35147

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

(Address) Post Office Box 822, Columbiana, Alabama 35051

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 Thirty Six Thousand and 00/100 (\$36,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Billy Gene Carson, a married man, William Ricky Carson, a married man; Jack Loyd Carson, a married man; Mary Ruth Duffner, a married woman; Jean Calvert, a married woman; Burt S. Carson and wife, Willodean Carson

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

Weldon L. McManus, a single man

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

County, Alabama, to-wit:

A parcel of land located in the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Begin at the SW corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 26; thence run North along the West $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 350.34 feet to the centerline of Shelby County Highway #440; thence run Easterly along said Highway the following angles and distances: Thence turn right from last course 85 deg. 08' 51" a distance of 128.36 feet; thence turn right 8 deg. 54' 19" a distance of 84.73 feet; thence turn left 04 deg. 59' 54" a distance of 91.34 feet; thence turn left 06 deg. 00' 06" a distance of 318.56 feet; thence turn right 02 deg. 35' 08" a distance of 50.31 feet to the East line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence turn right 94 deg. 26' 04" along said East line a distance of 386.97 feet to the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn right 88 deg. 53' 29" along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 249.75 feet; Thence turn left 88 deg. 57' 51" and parallel with the West line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 266.38 feet to the Northerly right of way of Seaboard Coast Line Railroad; Thence turn right 66 deg. 08' 49" along said right of way a distance of 575.92 feet to the centerline of a public chert road; Thence run Northwesterly along said chert road the following angles and distances; Thence turn right from last course 97 deg. 01' 22" a distance of 79.91 feet; thence turn left 02 deg. 35' 25" a distance of 225.15 feet; thence turn left 03 deg. 15' 51" a distance of 144.81 feet; Thence turn left 04 deg. 57' 05" a distance of 72.17 feet to the North line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence turn right 116 deg. 36' 01" along said North line a distance of 294.17 feet to the point of beginning. LESS AND EXCEPT that part lying within the public road rights of way. According to the survey of Johnye Horton RLS #12496, dated 10 October 1983.

The above described property constitutes no part of the homestead of the grantors herein. Part of the consideration herein, was obtained from a mortgage closed 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, have hereunto set hands(s) and seal(s), this 14th day of October, 19 83

Billy Gene Carson
Billy Gene Carson

William Ricky Carson
William Ricky Carson

Jack Loyd Carson
Jack Loyd Carson

Mary Ruth Duffner (Seal)
Mary Ruth Duffner

Jean Calvert (Seal)
Jean Calvert

Burt S. Carson (Seal)
Burt S. Carson

Willodean Carson (Seal)
Willodean Carson

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 Billy Gene Carson, William Ricky Carson, Jack Loyd Carson, Mary Ruth Duffner, * Jean Calvert, Burt S. Carson and wife, Willodean Carson whose names 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 14th day of October

*Jean Calvert, Burt S. Carson and wife, Willodean Carson

A. D., 19 83

Notary Public.