

1788

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-one thousand one hundred and sixty-eight and no/100(\$41,168) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

George P. Cochran and wife, Margaret J. Cochran

(herein referred to as grantors) do grant, bargain, sell and convey unto

James H. Haggard and wife, Ann B. Haggard

(herein referred to as **GRANTEES**) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

(SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION)

\$41,168.00 of the purchase price recited above was paid from a mortgage filed simultaneously herewith.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, we have hereunto set our hand(s) and seal(s), this 2nd day of November, 19 83

WITNESS:

_____ (Seal)

_____ (Seal)

_____ (Seal)

George P. Cochran (Seal)
Margaret J. Cochran (Seal)
Margaret J. Cochran (Seal)

STATE OF ALABAMA

Wilson COUNTY

General Acknowledgment

I, the undersigned Florine C. Crawford, a Notary Public in and for said County, in said State, hereby certify that George P. Cochran and wife, Margaret J. Cochran 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 2 day of November, A. D., 1983

November 14, 1965
Marine C. Crawford
Notary Public.

Form 31-A

My Commission Expires April 11, 1987
FLORINE C. CRAWFORD

EXHIBIT "A"

Commence at an axle found in place marking the Northeast corner of the Southwest Quarter of Northeast Quarter, Section 36, Township 21 South, Range 1 West, thence run Southerly along the East boundary line of said Southwest Quarter of Northeast Quarter and the East boundary line of the Northwest Quarter of Southeast Quarter of said Section 36, a distance of 1,403.74 feet to a point; thence turn an angle of 88 degrees 25 minutes 10 seconds to the right and run a distance of 1,238.4 feet to a point; thence turn an angle of 88 degrees 25 minutes 10 seconds to the left and run a distance of 100.00 feet to the point of beginning; thence continue along the same line a distance of 262.64 feet to a point; thence turn an angle of 88 degrees 23 minutes 01 seconds to the right and run a distance of 960.77 feet to a point; thence turn an angle of 71 degrees 43 minutes 38 seconds to the right and run a distance of 622.29 feet to a point; thence turn an angle of 71 degrees 30 minutes 00 seconds to the left and run a distance of 261.85 feet to a point on the East 40 foot right of way line of County Highway 47; thence turn an angle of 82 degrees 55 minutes 50 seconds to the right and run along said right of way line and along a curve to the left (concave Westerly) and having a central angle of 10 degrees 23 minutes 21 seconds and a radius of 1,949.86 feet, an arc distance of 353.55 feet to a point where said right of way line intersects the South line of a private roadway easement; thence turn an angle from the tangent of said curve of 107 degrees 04 minutes 28 seconds to the right and run along the South 30 foot right of way line of said private roadway easement a distance of 275.00 feet to a point; thence continue along said right of way line along a curve to the right (concave Southerly) having a central angle of 11 degrees 15 minutes 05 seconds and a radius of 477.60 feet an arc distance of 93.79 feet to a point; thence continue along said right of way along the tangent of said curve a distance of 19.54 feet to a point; thence continue along said right of way along a curve to the left (concave Northerly) having a central angle of 7 degrees 17 minutes 22 seconds and a radius of 808.98 feet an arc distance of 102.92 feet to a point; thence continue along said right of way along the tangent of curve a distance of 186.36 feet to a point; thence continue along said right of way along a curve to the left (concave Northerly) having a central angle of 14 degrees 18 minutes 59 seconds and a radius of 425.14 feet an arc distance of 106.23 feet to a point; thence continue along said right of way along the tangent of said curve a distance of 46.64 feet to a point; thence continue along said right of way along a curve to the right (concave Southerly) having a central

angle of 9 degrees 17 minutes 42 seconds and a radius of 589.41 feet an arc distance of 95.62 feet to a point; thence continue along said right of way along the tangent of said curve a distance of 535.89 feet to a point; thence turn an angle of 92 degrees 49 minutes 58 seconds to the right and continue along said right of way a distance of 671.50 feet to a point; thence turn an angle of 90 degrees to the left and run a distance of 60.00 feet to the point of beginning; said parcel of land is lying in the Southwest Quarter of Northwest Quarter, the Southeast Quarter of Northwest Quarter, the Southwest Quarter of Northeast Quarter, the Northeast Quarter of Southwest Quarter and the Northwest Quarter of Southeast Quarter, all in Section 36, Township 21 South, Range 1 West.

Situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 NOV -4 PM 3:03
See Mtg H38-915

Thomas P. [unclear]
JUDGE OF PROBATE

Rec H.50
Ind 1.00
5.50