

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) P.O. Box 1007, Alabaster, AL

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road

P. O. Box 689

Pelham, Alabama 35124

Policy Issuing Agent for
Safeeco Title Insurance Co

TELEPHONE: 988-5600



WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand and no/100th (\$10,000.00) DOLLARS

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

B. J. JACKSON

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

WILLIAM J. JUNKINS and M. H. DAILEY

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

SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to current taxes, easements and restrictions of record.

It is distinctly understood and agreed by the parties that the property herewith conveyed as above described shall not be strip mined or used for any surface mining operation. It is further agreed that his covenant is to run with the land.

My principal place of residence and homestead is located at 2317 Issac Street, Pelham, Shelby County, Alabama, 35124 and the above described property is not part of my homestead.

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 encumbrances, 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 8TH day of DECEMBER, 19 83

(SEAL)

B. J. JACKSON

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned in said State, hereby certify that B. J. Jackson

a Notary Public in and for said County,

whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8TH day of DECEMBER

A.D. 19 83

Notary Public

PARCEL I:

All that part of the E 1/2 of NE 1/4, Section 13, Township 22 South, Range 3 West which lies North and East of Calera-Spring Creek public road, LESS AND EXCEPT the following:

- a. 5 acres sold to Payton described as: Begin at the Northwest corner of the NE 1/4 of NE 1/4 and run South 676 feet to road; thence Southeast along road 384 feet; thence North 931 feet to north line of said 1/4-1/4 thence West 290 feet to beginning of exception.
- b. Also except portion conveyed to Carroll C. Williams and Sue S. Williams as shown by Deed Book 323 Page 16 and being described as follows: Part of the NE 1/4 of the NE 1/4 of Section 13, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of said 1/4-1/4 Section and run thence along its north line in a westerly direction for a distance of 1040.38 feet; then turn an angle to the left of 92 deg. 36 min. 51 sec. and run in a southerly direction for a distance of 419.13 feet; thence turn an angle to the left of 87 deg. 23 min. 09 sec. and run in an easterly direction for a distance of 1040.38 feet; thence turn an angle to the left of 92 deg. 36 min 51 sec. and run in a northerly direction for a distance of 419.13 feet to the point of beginning.
being situated in Shelby County, Alabama.

PARCEL II:

Begin at the Northeast corner of the NW 1/4 of the NW 1/4 of Section 18 Township 22 South, Range 2 West and run southerly along the easterly line of said 1/4-1/4 Section and also along the easterly line of the SW 1/4 of the NW 1/4 of said Section a distance of 1598.04 feet to a point; thence 91 deg. 46 min. to the right in a westerly direction a distance of 709.37 feet to a point; thence 43 deg. 40 min. 45 sec. to the left in a southwesterly direction a distance of 285.98 feet to a point on the northeasterly line of an 80 foot R.O.W. for Shelby County Highway No. 16; thence 69 deg. 53 min. to the right in a Northwesterly direction along the Northeasterly line of said R.O.W. a distance of 74.53 feet to the point of beginning; thence 84 deg. 01 min. 30 sec. to the right in a Northeasterly direction a distance of 1878.47 feet to a point on the Northerly line of the NW 1/4 of the NW 1/4 of Section 18, Township 22 South, Range 2 West; thence West along the North line to the Northwest corner of said 1/4-1/4 Section; thence South along the West line of said 1/4-1/4 Section to a point on the Calera-Spring Creek Road; thence along the Northeasterly right-of-way line of said road, run in a Southeasterly direction to the point of beginning; being situated in Shelby County, Alabama.

RECEIVED ALA. SHELBY CO.
PROPERTY THIS
DOCUMENT WAS FILED

1983 DEC 13 PM 5:11

Thomas A. Lawrence, Jr.
CLERK OF COURSE

Deed TAX 10.00
Rec 3.00
Jud 1.00
14.00