

HARRISON, CONWILL & HARRISON

P. O. BOX 557

Columbiana, Alabama 35051

1132

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Thousand and no/100

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

Tyrus R. Sockwell, Jr., and wife, Carolyn D. Sockwell

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

Thomas R. Seale

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

Shelby County, Alabama, to-wit:

Commence at the NW corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West; thence proceed South 89 degrees 03 minutes 30 seconds West (MB) along the North boundary of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of the said Section 25 for a distance of 2285.43 feet to a point on the West right-of-way line of Washington Street; thence turn an angle of 100 degrees 18 minutes to the left and proceed South 11 degrees 14 minutes 30 seconds East (MB) along the said West right-of-way line of Washington Street for a distance of 827.98 feet to a point on the South right-of-way line of Pitts Drive; thence turn an angle of 100 degrees 18 minutes to the right and proceed South 89 degrees 03 minutes 30 seconds West (MB) along the said South right-of-way line of Pitts Drive for a distance of 576.51 feet to the point of beginning of the lot herein described; thence continue South 89 degrees 03 minutes 30 seconds West (MB) along the said South right-of-way (Pitts Drive) for a distance of 135.0 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and proceed for a distance of 150.0 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and proceed for a distance of 34.67 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and proceed for a distance of 50.0 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and proceed for a distance of 100.33 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and proceed for a distance of 200.00 feet to the point of beginning; being situated in Shelby County, Alabama.

\$40,000.00 of the above recited purchase price was paid from a mortgage executed 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 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 26th day of January, 19 84.

STATE OF ALABAMA, SHELBY CO. I CERTIFY THIS DEED WAS FILED (SEAL) Tyrus R. Sockwell Jr. (SEAL) Tyrus R. Sockwell, Jr. (SEAL) Carolyn D. Sockwell (SEAL) Carolyn D. Sockwell (SEAL)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority in said State, hereby certify that

a Notary Public in and for said County,

Tyrus R. Sockwell, Jr., and wife, Carolyn D. Sockwell

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 26th day of January, A.D. 19 84

Notary Public