

1128 ✓ HARRISON, CONWILL & HARRISON

P. O. BOX 557

Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-five Thousand and no/100----- Dollars

\$40,000.00 of the purchase price recited above was paid from a purchase money mortgage executed simultaneously herewith.

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

A. C. Bronaugh, unmarried

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

James Larry Jewell

an undivided one-half interest in and to

(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 SW $\frac{1}{4}$ of Section 36, Township 18, Range 1 East of the Huntsville Principle Meridian; thence run Easterly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 334.00 feet to the point of beginning of the tract of land herein described; thence continue Easterly along last described course 986.63 feet to the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run Easterly along the North line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 195.95 feet; thence turn 94 deg. 01 min. to the right and run Southerly 174.06 feet; thence turn 93 deg. 33 min. to the left and run Easterly 430.73 feet; thence turn 77 deg. 19 min. 11 sec. to the right and run Southeasterly 138.34 feet; thence turn 89 deg. 35 min. 39 sec. to the right and run Westerly 247.21 feet; thence turn 142 deg. 57 min. to the left and run Southeasterly 60.13 feet; thence turn 93 deg. 53 min. to the right and run Southwesterly 1021.50 feet; thence turn 57 deg. 48 min. to the right and run Westerly 932.36 feet; thence turn 90 deg. 35 min. to the right and run Northerly 1307.21 feet to the point of beginning. Said tract containing 38.3 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND BELONGING TO MICHAEL F. MIRANDA AND DOMENICA A. MIRANDA:

Commence at the SW corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 36, Township 18, Range 1 East and run Northerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 55.28 feet; thence turn 90 deg. 54 min. 45 sec. right and run Easterly 582.45 feet to the point of beginning; thence continue along last described course 145.93 feet to the beginning of a curve to the left having a central angle of 69 deg. 04 min. and a radius of 87.00 feet; thence run along the arc of said curve 104.87 feet to the end of said curve; thence run Northeasterly along the extended tangent to said curve 50.75 feet to the beginning of a curve to the right having a central angle of 16 deg. 46 min. and a radius of 573.69 feet; thence run along the arc of said curve 167.54 feet to the end of said curve; thence run Northeasterly along the extended tangent to said curve 53.01 feet; thence turn 63 deg. 03 min. left and run Northwesterly 171.68 feet; thence turn 58 deg. 04 min. left and run Westerly 227.92 feet; thence turn 89 deg. 23 min. left and run Southerly 476.04 feet to the point of beginning. Said tract containing 2.72 acres, more or less.

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 10th day of November, 19 83.

Deed TAX \$5.00
Rev 1.50
Ind 1.00
7.50

STATE OF ALA. SHELBY CO.

RECEIVED THIS

1984 JAN 26 PM 3:03

See Mtg 44,2-618

(SEAL)

A. C. Bronaugh

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned authority,
in said State, hereby certify that A. C. Bronaugh, unmarried

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 10th day of November

A.D. 19 83

Eva D. Moore

Notary Public