

THIS INSTRUMENT PREPARED

1843

NAME Leo E. Costello

ADDRESS 3716 South 5th Avenue, Birmingham, Alabama, 35222

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration Ten and no/100-----(\$10.00)----- DOLLARS

to the undersigned grantors W. Harold Moreland and wife, Sybil D. Moreland

in hand paid by PHILLIP LUSCO

the receipt whereof is acknowledged

we the said W. Harold Moreland and Sybil D. Moreland

do grant, bargain, sell and convey unto the said PHILLIP LUSCO

the following described real estate, situated in Shelby County, Alabama,

to-wit:

Part of the N 1/2 of NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the NW 1/4 of said Section 25 and run South 2 deg. 30 min. East along the East line of said NW 1/4 of Section 25 for a distance of 644.5 feet; thence continue along said East line NW 1/4 of Section 25 for a distance of 230.0 feet; thence South 89 deg. 45 min. West and run for a distance of 1,401.50 feet to the East right of way line of the Birmingham-Montgomery (U.S. 31) Highway; thence North 18 deg. 36 min. West along the East right of way line of said highway and run for a distance of 200.19 feet to a point on the South line of the property described in deed to Ralph Pfeiffer and Arlene Pfeiffer recorded in Deed Book 182, Page 153 in the Probate Office of Shelby County, Alabama, thence turn an angle of 106 degrees 47 minutes to the right and run East along the South line of said Pfeiffer property for a distance of 1,456.04 feet to the point of beginning. Also part of the NE 1/4 of NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: From the northeast corner of said NE 1/4 of NW 1/4 run in a southerly direction along the east line of said 1/4-1/4 section for a distance of 874.5 feet to the point of beginning, thence turn an angle to the right of 90 deg. 41 min., and run in a westerly direction for a distance of 1,389.42 feet, more or less, to a point on the northeast right of way line of Highway #31, thence

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their 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:

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 and seal^s, this 28th day of JANUARY, 19 84.

WITNESS:

Sybil D. Moreland
W. Harold Moreland

State of Alabama

SHELBY

COUNTY

General Acknowledgement

I, _____, a Notary Public in and for said County, in said State, hereby certify that W. Harold Moreland and wife, Sybil D. Moreland whose name s are signed to the foregoing conveyance, and who are know 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 28th day of JANUARY, A.D. 19 84

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██████████

██████████

Notary Public

turn an angle to the right of 73 deg. 13 min. and run in a northwesterly direction along said northeast right of way line for a distance of 40.02 feet, which is the southwest corner of the land hereinabove described, thence turn an angle to the right of 198 deg. 21 min. and run in an Easterly direction along the boundary line of the land hereinabove described for a distance of 1401.50 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

BOOK 353 PAGE 31

ALABAMA SHELBY CO.
1984 JAN 30 PM 12:31
See Deed 335-89-27
Rec. 200
400
J. P. Sullivan, Jr.
CLERK OF PROBATE

RETURN TO

TO

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,
County.

This form furnished by
ALABAMA TITLE COMPANY, INC.
Agents for
COMMONWEALTH LAND TITLE INSURANCE CO.
615 No. 21st Street
Birmingham, Alabama 35203

Judge of Probate

COMMONWEALTH LAND TITLE INSURANCE
COMPANY