

9/15

SEND TAX NOTICE TO:
Mrs. Catina V. Melton
Route 1, Box 196
Randolph, Alabama 36792

THIS INSTRUMENT WAS PREPARED BY:

30,000.00

George J. Bouloukos, Attorney
1010 Frank Nelson Building
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA,

SHELBY COUNTY.

That in consideration of One Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, THOMAS J. MELTON and WIFE, CATINA V. MELTON (hereinafter referred to as Grantor, whether one or more), grant, bargain, sell and convey unto CATINA V. MELTON (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL ONE:

A tract of land in the Northeast portion of the W $\frac{1}{2}$ of Section 28, Township 19 South, Range 2 West, in Shelby County, Alabama, which is more particularly described as follows: Commence at a point 590 feet West of the Southeast corner of said W $\frac{1}{2}$ of Section 28, Township 19 South, Range 2 West; thence North 2417 feet to the point of beginning of the tract herein described; thence 58 deg. 44 min. right 282.85 feet; thence 90 deg. 00 min. left for 178.35 feet to the Southerly right of way line of the Cahaba Valley Road; thence 90 deg. 29 min. to the left and southwesterly along the said Southerly right of way line 282.85 feet; thence Southeasterly in a direct line 175.96 feet to the point of beginning. This property subject to residential use only.

PARCEL TWO:

A part of the E $\frac{1}{2}$ of SW $\frac{1}{4}$ and a part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West, more particularly described as follows: Begin at the SE corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 28 and run in a Westerly direction along the South line of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 28 a distance of 590 feet; thence turn an angle of 86 deg. 45' 15" to right and run Northerly and parallel with the East line of W $\frac{1}{2}$ of Section 28 a distance of 2417.00 feet; thence turn an angle of 58 deg. 44' to right and run Northeasterly 282.85 feet; thence turn an angle of 90 deg. 00' to left and run Northwesterly 178.35 feet to Southerly right of way line of Cahaba Valley Road; thence turn in a Northeasterly direction along the Southerly right of way line of said road to its intersection

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Birmingham, Ala. 35203

with the East line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 28; thence in a Southerly direction along the East line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 28, and along the East line of the E $\frac{1}{2}$ of SW $\frac{1}{4}$ of said Section 28, to the point of beginning.

EXCLUDING:

Commence at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West, and run in a northerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 2302.93 feet to the point of beginning; thence 90° 00' to the left in a westerly direction a distance of 296.00 feet; thence, 84° 58' to the right in a northerly direction a distance of 505.62 feet to the Southern right-of-way line of the Cahaba Valley Road (State Route 119); thence 63° 20' 30" to the right along the Southern right-of-way of the Cahaba Valley Road in a northeasterly direction a distance of 400.00 feet to the East line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28; thence 121° 41' 30" to the right in a southerly direction along the East line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28 a distance of 713.81 feet to the point of beginning. Contains 196,020 square feet or 4.5 acres. Being the property deeded by Grantors to the Church of Jesus Christ-Latter Day Saints

AND EXCLUDING:

Commence at the Southeast corner of the Southeast quarter of the Southwest quarter of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, thence run Northerly along the East line of said quarter-quarter 1,368.16 feet to a point in the centerline of Cahaba Creek and the point of beginning of the property being described, thence continue along last described course 940.63 feet to a point, thence 90 degrees 0 minutes to the left and run Westerly along the South line of the property belonging to "The Church of Jesus Christ of Latter-Day Saints" a distance of 296.0 feet to a point, thence 84 degrees 58 minutes to the right and run Northerly along the West line of said church property a distance of 505.62 feet to a point on the South right of way line of Cahaba Valley Road, thence 116 degrees 39 minutes 30 seconds to the left and run Southwesterly along right of way of said road a distance of 402.18 feet to a point; thence 89 degrees 31 minutes to the left and run Southeasterly 175.96 feet to a point; thence 31 degrees 12 minutes 30 seconds right and run Southerly parallel with the East line of the same quarter-quarter section a distance of 1,124.23 feet to a point in the centerline of Cahaba Creek, thence 81 degrees 42 minutes left and

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run East-Southeasterly along said center line of said creek 66.19 feet to a point, thence 44 degrees 18 minutes left and run Northeasterly along said centerline of said creek 136.23 feet to a point, thence 1 degree 43 minutes left and continue Northeasterly along same centerline of same creek 117.81 feet to a point, thence 53 degrees 31 minutes right and run Southeasterly along centerline of said creek 204.46 feet to a point, thence 3 degrees 35 minutes right and run Southeasterly along same centerline of said creek 132.95 feet to the point of beginning.
Less a 20 foot easement of uniform width off the entire West side of subject property for engress and egress and utilities.

Being the property conveyed to Mike Cochran and Sherrell F. Cochran by deed dated November 30, 1981, and recorded in Deed Book 336, Page 638, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said Grantee, her heirs and assigns, that we are lawfully esseized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 17 day of Feb, 1984.

Deed TAX 30.00
Fee 4.50
Fund 1.00
35.50

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

1984 FEB 22 AM 9:40

Thomas J. Melton (SEAL)
THOMAS J. MELTON

Catrina V. Melton (SEAL)
CATINA V. MELTON

STATE OF ALABAMA W. A. Slaughter, Jr.
JUDGE OF PROBATE
JEFFERSON COUNTY.

GENERAL ACKNOWLEDGMENT

I, _____, a Notary Public in and for said County, in said State, hereby certify that Thomas J. Melton and wife, Catina V. Melton, whose names 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.

day of Feb, 1984. Given under my hand and official seal this 17

Gray J. Baskin
NOTARY PUBLIC

MY COMMISSION EXPIRES JUNE 29, 1984