

474
This Instrument Prepared By:

Frank K. Bynum
2100 16th Avenue South
Birmingham, Alabama 35205

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Dollars (\$100.00) 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, Jeanette Tissier and husband, Henry P. Tissier and Montez Tissier and husband, James Tissier, (herein referred to as grantor whether one or more), grant, bargain, sell and convey unto Marshall Pickard, (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Commence at the SW corner of the SW quarter of Section 28, Township 20 South, Range 4 West, thence north along the Section line for 382.94 feet, then turn right 58 degrees 52 minutes for 594.29 feet, thence turn right 11 degrees 43 minutes 30 seconds for 276.57 feet to the point of beginning, then turn right 78 degrees 13 minutes 30 seconds for 347.58 feet, thence turn right 105 degrees for 358 feet, then turn left 75 degrees for 488.9 feet to the North right of way of South Shades Crest Road, thence turn left 90 degrees 01 minutes for 30 feet across an egress easement, then turn left 90 degrees for 253 feet, thence turn right 89 degrees 24 minutes for 228.43 feet, thence turn right 13 degrees 15 minutes for 320.15 feet, then turn left 108 degrees 02 minutes 30 seconds for 520.42 feet, thence turn left 72 degrees 53 minutes for 169.74 feet to the point of beginning. Subject to a non-exclusive easement 30 foot easement described as follows: Egress to be along a 30 foot wide strip lying east of the following described line. Commence at the SW corner of the SW quarter of Section 28, Township 20 South, Range 4 West, then north along the Section Line for 382.94 feet, then turn right 58 degrees 52 minutes for 519.29 feet, thence turn right 90 degrees 01 minutes for 311.1 feet to the point of beginning of the Egress Strip line, continue along the same line for 488.9 feet to the north right of way of South Shades Crest Road. Situated in 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 said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

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Corley Moncus

IN WITNESS WHEREOF, we have set our hands and seals
this 3rd day of March, 1984.

Jeanette Tissier (SEAL)
Jeanette Tissier

Henry P. Tissier (SEAL)
Henry P. Tissier

Montez Tissier (SEAL)
Montez Tissier

James H. Tissier (SEAL)
James Tissier

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
MAR 13 AM 9:43

deed tax 40000
Doc. 400
Ind. 100
4500

STATE OF FLORIDA)

COUNTY OF Santa Rosa)

General Acknowledgment

I, the undersigned, a Notary Public in and for said
County, in said State, hereby certify that Jeanette Tissier and
husband, Henry P. Tissier, 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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 3rd
day of March A.D., 1984.

William S. Minn
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPI. JAN 18, 1987
BONDED THRU GENERAL INV. CO.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said
County, in said State, hereby certify that Montez Tissier and
husband, James Tissier, 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 have executed the same voluntarily on
the day the same bears date.

Given under my hand and official seal this 9th
day of March A.D., 1984.

Frank L. Byrum
Notary Public