



755

american title insurance company

BIRMINGHAM, ALABAMA

SEND TAX NOTICE TO:

This instrument was prepared by

(Name) Courtney H. Mason, Jr. Jean M. Gerstacker
(Address) P. O. Box 20814, Birmingham, Alabama 1891 MOORE CT, SUITE 4, BIRMINGHAM, ALABAMA 35222

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS:
Jefferson COUNTY }

That in consideration of Nine Thousand and no/100-----Dollars

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

A. E. McKnight and wife, Thelma McKnight

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

Jean M. Gerstacker

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the northwest corner of Section 13, Township 20 South, Range 4 West; thence run south along the west line of said section 653.01 feet to the point of beginning; thence continue along the previous course 442.5 feet to the northerly right of way of South Shades Crest Road; thence turn left 136 degrees, 18 minutes northeasterly along a chord of a curve to the left, said curve having a Central Angle of 3 degrees, 34 minutes, a Radius of 3397.77 feet and a Tangent of 105.79 feet; thence proceed on chord 211.48 feet to the P.T. of said curve and the P.C. of a segment of a curve to the right; thence turn left 1 degree, 27 minutes northeasterly along the chord of said segment of curve to the right 99.88 feet to a point on the said northerly right of way of said road; thence turn left 87 degrees, 00 minutes northwesterly 302.95 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

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

And K(we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 hands(s) and seal(s), this 12th day of March, 1984.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1984 MAR 14 AM 9:13

Deed tax - 9.00
1.50
1.00

A. E. McKnight
Thelma McKnight

Notary Public

STATE OF ALABAMA
Jefferson COUNTY
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. E. McKnight and wife, Thelma McKnight 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.

Given under my hand and official seal this 12th day of March, A.D., 1984

Notary Public

ALABAMA TITLE CO., INC.
RETURN TO 615 NO. 20TH STREET
BIRMINGHAM, AL 35203-2706