

273
STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty One Thousand and no/100th (\$51,000.00) Dollars, to the undersigned Grantor, The First Bank of Alabaster, a corporation, (hereinafter called Grantor), in hand paid by LYNWOOD H. ABBOTT AND WIFE, BETTY ABBOTT (hereinafter called Grantee), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Northwest corner of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$, run in a Southerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 70.15 feet to a point on the centerline of Shelby County Road No. 24; thence turn an angle to the left of 86 deg. 48 min. 30 sec. and run in an Easterly direction along the centerline of said county road for a distance of 261.94 feet; thence turn an angle to the right of 104 deg. 19 min. 30 sec. and run in a Southwesterly direction for a distance of 41.28 feet to a point on the South right of way line of said county road; thence turn an angle to the left of 104 deg. 19 min. 30 sec. and run in an Easterly direction along said right of way line for a distance of 227.79 feet to the point of beginning; thence turn an angle to the right of 87 deg. 03 min. 42 sec. and run in a Southerly direction for a distance of 187.35 feet; thence turn an angle to the left of 86 deg. 59 min. 52 sec. and run in an easterly direction for a distance of 141.99 feet; thence turn an angle to the left of 76 deg. 48 min. and run in a Northeasterly direction for a distance of 192.38 feet to a point on the Southerly right of way line of Shelby County Road No. 24; thence turn an angle to the left of 103 deg. 15 min. 30 sec. and run in a Westerly direction along said right of way line for a distance of 195.73 feet to the point of beginning.

Subject to:

1. Taxes for the year 1984.
2. Easement to Plantation Pipeline Company as shown by instrument recorded in Deed Book 112 Page 332 in Probate Office.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 123 Page 427, Deed Book 223 Page 493, and Deed Book 248 Page 374 in the Probate Office.
4. Right-of-Way granted to Shelby County by instrument recorded in Deed Book 211 Page 626 in the Probate Office.
5. Redemptive rights of interested parties under the mortgages which were foreclosed by The First Bank of Alabaster on Bernie Coggins.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by its duly authorized officer and its seal affixed this the 27th day of March, 1984.

THE FIRST BANK OF ALABASTER,
a corporation

By: J. E. Bearden
J. E. Bearden, President

SEAL

Courtney

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STATE OF ALABAMA)

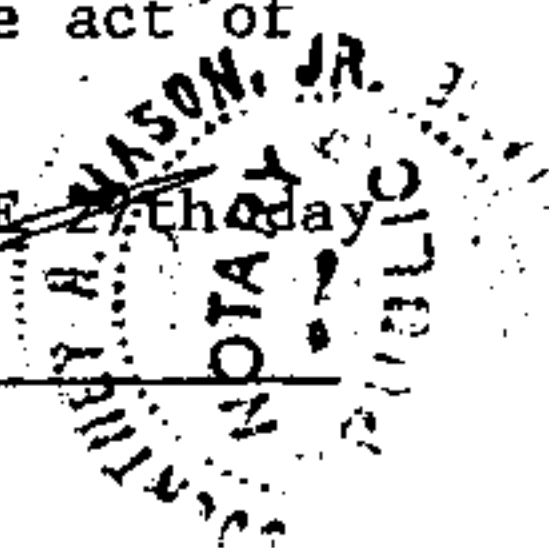
COUNTY OF SHELBY)

I, the undersigned, in and for said County in said State, hereby certify that J. E. Bearden, whose name as President of The First Bank of Alabaster, a corporation, is signed to the foregoing conveyance and who is known to me to be such officer, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said The First Bank of Alabaster, a corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 2nd day of March, 1984.

NOTARY PUBLIC

My commission expires: 4-9-87



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

1984 APR -4 AM 11:23

Thomas P. ...
JUDGE OF PROBATE

Deed TAX	\$1.00
Rec	3.00
Ind	1.00
	<hr/>
	\$5.00