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This instrument was prepared by HARRISON, CONWILL, HARRISON & JUSTICE  
P.O. Box 557,  
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of Forty-Five Thousand Four Hundred Twelve and 50/100 (\$45,412.50) Dollars, to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, JOHN K. WHITFIELD and wife, LOUISE G. WHITFIELD, (herein referred to as grantors), grant, bargain, sell and convey unto ROBIN A. MILLER (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land situated in Sections 33 and 34, Township 18 South, Range 2 East, and Sections 3 and 4, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:  
Commence at the Southeast corner of Section 33, Township 18 South, Range 2 East, Shelby County, Alabama, and run in a Westerly direction along the South line of said Section 33 a distance of 574.47 feet to the point of beginning; thence turn a deflection of 151 degrees 37 minutes 25 seconds to the right and run in a Northeasterly direction a distance of 800.02 feet to a point on the Southwesterly right-of-way line of the Southern Railroad; thence turn an interior angle of 107 degrees 23 minutes 10 seconds and run to the right in a Southeasterly direction and along the Southwest right-of-way line of said Southern Railroad a distance of 1000.25 feet to a point; thence turn an interior angle of 78 degrees 12 minutes 35 seconds and run to the left in a Southwesterly direction a distance of 577.11 feet to a point; thence turn an interior angle of 156 degrees 12 minutes 48 seconds and run to the right in a Westerly direction a distance of 515.29 feet to a point; thence turn an interior angle of 211 degrees 38 minutes 30 seconds and run to the left in a Southwesterly direction a distance of 151.00 feet to a point; thence turn an interior angle of 171 degrees 06 minutes 05 seconds and run to the right in a Southwesterly direction a distance of 555.53 feet to a point; thence turn an interior angle of 178 degrees 27 minutes 15 seconds and run to the right in a Southwesterly direction a distance of 187.91 feet to a point; thence turn an interior angle of 174 degrees 33 minutes 45 seconds and run to the right in a Southwesterly direction a distance of 124.05 feet to a point on the Easterly right-of-way line of Shelby County Highway #467, said point being a point on a curve; thence turn an interior

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Robin A. Miller  
Rt. 2 Box 72  
Wincent Ala. 35178

angle of 50 degrees 42 minutes 10 seconds (angle measured to tangent) and run to the right in a Northerly direction and along the Easterly direction of said Shelby County Highway #467 and along the arc of a curve to the left having a central angle of 20 degrees 19 minutes 45 seconds and a radius of 1949.85 feet a distance of 691.83 feet to the P.T. of said curve; thence continue in a Northerly direction along the Easterly right-of-way line of said Shelby County Highway #467 and along the projection of the tangent to the last described curve a distance of 603.36 feet to a point on the North line of Section 4, Township 19 South, Range 2 East, said point being 317.93 feet East of the Northwest corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 4; thence turn an interior angle of 83 degrees 01 minutes 20 seconds and run to the right in an Easterly direction along the North line of said Section 4 a distance of 451.06 feet to the point of beginning; containing 36.33 acres, more or less. Situated in Shelby County, Alabama.

GRANTOR also grants to GRANTEE the perpetual right to take and use water from springs or other water sources on the lands of Grantor, and the right to enter such lands to lay water pipes for conducting water to the land described in this instrument and to other lands owned by Grantee, and the right to install on Grantee's land pumps, power sources, and sheds to protect pumps and power sources; said water to be used in the operation of a milk processing plant, dairy, and to water stock on the lands of the Grantee.

\$41,412.50 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

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

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, her 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, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 18 day of April, 1984.

John K. Whitfield  
John K. Whitfield  
Louise G. Whitfield  
Louise G. Whitfield

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John K. Whitfield and wife, Louise G. Whitfield, 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 18<sup>th</sup> day of April, 1984.

William J. Cofield  
Notary Public

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

1984 APR 18 AM 11:38

Thomas B. Anderson, Jr.  
JUDGE OF PROBATE

Seed Tax - 4 00  
Rec. 4 50  
Ind. 1 00  
9 50