

This instrument prepared by

(Name) DANIEL M. SPITLER  
Attorney at Law  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124

This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Road  
P. O. Box 689

198 Pelham, Alabama 35124

Policy Issuing Agent for  
Safeco Title Insurance Co  
TELEPHONE: 988-5600



WARRANTY DEED

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Nine Thousand and No/100 (\$29,000.00) DOLLARS

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

James T. Powers and wife, Linda N. Powers

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

George Hontzas

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

A parcel of land located in the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the SW corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence with a front site along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section turn left 54 deg. 59' and run North 35 deg. 48' East a distance of 760.58 feet; thence turn left 01 deg. 27' and run North 34 deg. 21' East a distance of 260.10 feet; thence turn right 77 deg. 42' 18" a distance of 29.33 feet to the point of beginning; said point being on the Right-of-way of Highway #25; thence continue last course a distance of 96.87 feet to an existing iron pin; thence turn right 00 deg. 04' 09" a distance of 107.54 feet to an existing iron pin on the Westerly side of a paved street; thence turn right 95 deg. 28' 06" along said street a distance of 134.65 feet to an existing iron pin; thence turn right 04 deg. 38' 00" along said street a distance of 119.50 feet to the Northerly right-of-way of Highway #280; thence turn right 80 deg. 54' 11" along said right of way a distance of 52.28 feet; thence turn right 49 deg. 07' 49" along said right-of-way a distance of 28.30 feet to an existing iron; thence turn right 45 deg. 00' 00" a distance of 99.42 feet to an existing iron; thence left 45 deg. 00' 00" a distance of 75.01 feet to an existing iron; thence turn left 128 deg. 44' 40" a distance of 90.00 feet to an existing iron pin on the right-of-way flare back  
CONTINUED ON REVERSE HEREOF

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 24th day of April, 19 84

(SEAL)

James T. Powers  
JAMES T. POWERS

(SEAL)

(SEAL)

Linda N. Powers  
LINDA N. POWERS

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA  
SHELBY

COUNTY

General Acknowledgment

I, the undersigned  
in said State, hereby certify that

a Notary Public in and for said County.

James T. Powers and wife, Linda N. Powers

whose name(s) 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 24th day of April, A.D. 19 84.

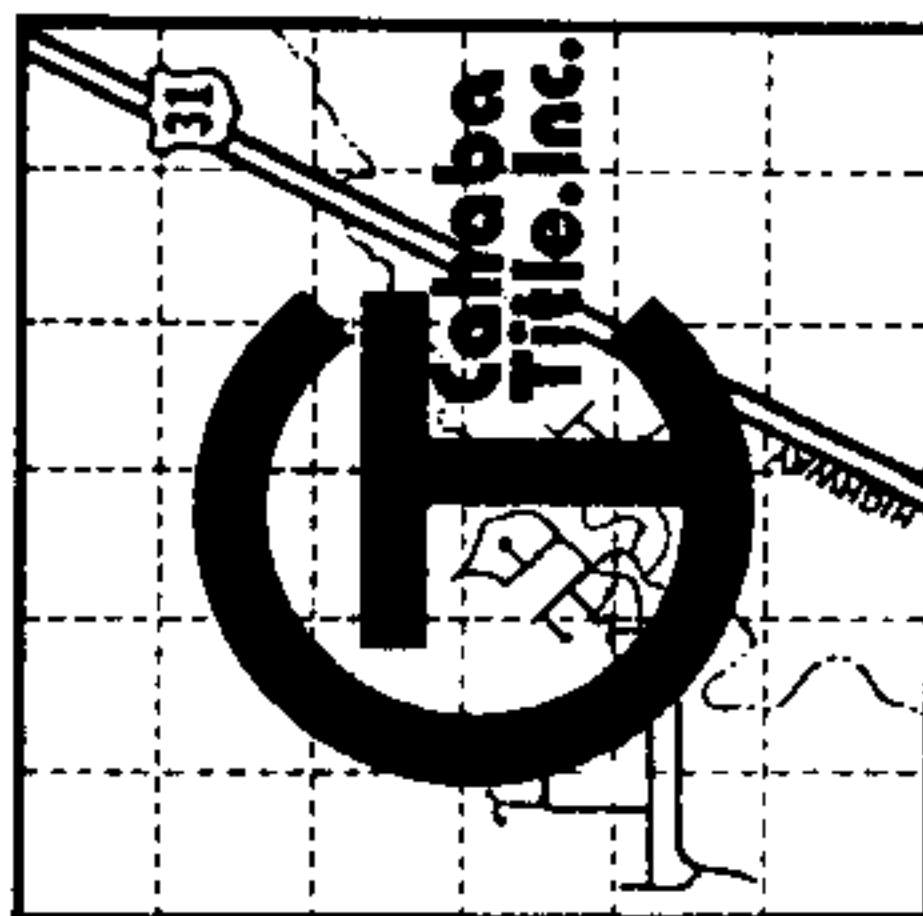
Notary Public

Return to: DANIEL M. SPITLER  
Attorney at Law  
100 Chandalar Drive  
Pelham, Alabama 35124

TO

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF



Recording Fee \$  
Deed Tax \$

This form furnished by

**Cahaba Title, Inc.**  
Policy Issuing Agent for  
Safeo Title Insurance Co.  
TELEPHONE: 988-5600

### CONTINUATION:

line at the intersection of Highway #280 and Highway #25; thence turn right 128 deg. 44' 00" along said flare back line a distance of 84.19 feet to the Easterly right of way of said Highway #25; thence turn right 46 deg. 15' 15" along said right-of-way a distance of 96.75 feet to the point of beginning. According to the survey of Johnye Horton, RLS #12496 and dated 12th April, 1984.  
Situating in Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to Johnson and Associates Mortgage Co., recorded in Mortgage Book 386, Page 842, and last assigned to National Mortgage Co. by assignment recorded in Misc. Book 39, Page 306, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Grantor herein, James T. Powers, is one and the same person as James Thomas Powers.

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

1984 MAY -4 AM 8:27

*Thomas H. Powers*  
JUDGE OF PROBATE

Deed Tax 29.00  
Rec 3.00  
Jud 1.00  
33.00