

925

This instrument was prepared by

(Name) William D. Nichols  
(Address) Attorney at Law  
One Riverchase Plaza, Birmingham Alabama 35244

Form 1-1-27 Rev. 1-66  
WARRANTY DEED - Roberts & Son, Inc., Birmingham, Alabama

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

That in consideration of SEVEN THOUSAND DOLLARS 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, WILLIAM B. SURFACE AND JUNE C. SURFACE

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto William R. Hill, Jr.

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

Commence at the Southerly most corner of Lot 3, Block 3, Hidden Valley Estates Subdivision, as recorded in Map Book 6, Page 36, in the Probate Office of Shelby County, said point being point of beginning of the parcel of land herein described: Thence proceed in a Northeasterly direction along the Southeast boundary of Lots 3 and 2 of Block 3 of said subdivision for a distance of 283.58 feet to a point; thence turn an angle of 91°44' to the right and proceed in a Southeasterly direction, being along the Southwest boundary of a lot as described in Deed Book 329, Page 176, for a distance of 311.73 feet to a point; thence turn an angle of 88° 16' to the right and run 283.58 feet to a point; thence turn an angle of 91°44' to the right and run 311.73 feet to the point of beginning said parcel of land is lying in the North 1/4 of the Southwest 1/4 Section 22, Township 22 South, Range 3 West, and contains 2.0 acres.

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BOOK

The Grantee is also granted an easement for egress and ingress and any other use needed to reach the subject property said easement being described in "Exhibit A" attached hereto and incorporated herein by reference and made a part of this description.

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 the said GRANTEES, 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 noted 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 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 9th day of July, 1984.

(Seal)  
(Seal)  
(Seal)

William B. Surface (Seal)  
June C. Surface (Seal)  
(Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

General Acknowledgment

I, William D. Nichols, a Notary Public in and for said County, in said State, hereby certify that WILLIAM B. SURFACE & JUNE C. SURFACE whose names were 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 9th day of July, A. D. 1984  
William D. Nichols, Notary Public.

EXHIBIT A

LEGAL DESCRIPTION OF EASEMENT AS DESCRIBED IN THE DEED RECORDED AT  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ SHELBY COUNTY, ALABAMA.

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Commence at the Southerly most corner of lot 3, block 3  
Hidden Valley Estates Subdivision, as recorded in Map Book 6  
Page 36, in Probate Office of Shelby County; Thence proceed  
in a Northeasterly direction along the Southeast boundary of  
lots 3 and 2 of block 3 of said subdivision for a distance of  
283.58 feet to a point; thence turn an angle of  $91^{\circ}44'$  to the  
right and proceed in a Southeasterly direction for a distance  
of 268.95 feet to the point of beginning of a forty foot wide  
right of way; thence continue in the same direction for a dis-  
tance of 42.78 feet to a point; thence turn an angle of  $110^{\circ}47'$   
to the left and run 301.53 feet to a point, being a point on  
the South right of way line of Overland Road; thence turn an  
angle of  $141^{\circ}35'5''$  to the left and run along said right of way  
along a curve to the right (radius equals 223.18 feet and being  
concave Northerly) for an arc distance of 56.12 feet to a point,  
being the Northeast corner of a lot as described in Deed Book  
329, Page 176; thence turn an angle of  $52^{\circ}49'19''$  to the left  
from the tangent to the curve and run 247.21 feet to the point  
of beginning. Said strip of land is lying in the Northeast  $\frac{1}{4}$   
of the Southwest  $\frac{1}{4}$ , Section 22, Township 22 South, Range 3 West,  
and contains 0.25 acre.

STATE OF ALA. SHELBY CO. 6  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1984 JUL 18 PM 1:52

Thomas A. Saunders, Jr.  
JUDGE OF PROBATE

Seed tax 7.00  
Rec 500  
Ind. 100  
1300