

866 570

WARRANTY DEED

This instrument was prepared by Steven R. Sears, attorney, 27 South Main Street, BX 557, Montevallo, AL 35115-0557, without benefit of title evidence.

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of the division of property previously owned as tenants in common and other good and valuable consideration, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Richard Alan Butcke and wife Joanne Marie Butcke, of 640 Davila Drive, Montevallo, AL 35115, and Gregory Scott Butcke and wife Pam Gail Butcke, of 232 Morgan Street, Montevallo, AL 35115 (herein referred to as grantor, whether one or more) do grant, bargain, sell, and convey unto Richard Alan Butcke and wife Joanne Marie Butcke, Gregory Scott Butcke and wife Pamela Gail Butcke, and Charles Louis Butcke, and wife Ruth Elaine Reichardt Butcke, of 4124 Harris Avenue, Adamsville, AL 35005 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

The southernmost 2½ acres, adjoining Shelby County Highway #42, of a parcel of land containing ±11.45 acres, located in the E 1/3 of the NE¼ of the NE¼ of §2, Twp 22S, R2W, Shelby County, AL described as follows:

Begin at the NE corner of said §2;

Thence run W along the N line of said §2 a distance of 441.40 feet to the NW corner of the E 1/3 of said §2;

Thence turn left 92°13'56" along the W line of said E 1/3 a distance of 1146.80 feet to the N right of way of Shelby County Highway #42;

Thence turn left 92°14'30" along said right of way a distance of 442.64 feet to the E line of said §2;

Thence turn left 87°49'19" along said § line a distance of 1112.30 feet to the point of beginning.

Subject to easements, rights-of-way and restrictions of record.

According to a survey by Johnye Horton, RLS #12496, on July 14, 1982.

Subject also to a fifteen foot wide easement along the eastern property line of the above property for ingress and egress, and for the installation of utility lines, from the said Highway 42 to the two other parcels originally contained in the 11.45 acre parcel described by Mr. Horton.

Source of title: A warranty deed to grantors from Kenneth R. Williams and wife Pamela J. Williams, executed on July 28, 1982, and recorded in the Shelby County Probate Office at Deed Book 341, page 547, on August 4, 1984.

To have and to hold to the said grantee, his, her or their heirs and assigns forever.

I Richard Alan Butcke and wife Joanne Marie Butcke, and do for myself and for my heirs, executors, and administrators covenant with the said grantee, his, her, or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have set my hand and seal, this 13 August 1984.

358 PAGE 193
BOOK

Pamela Butcke
232 Morgan St.
Montevallo, AL
35115

Witness:

Richard Alan Butcke (Seal)
Richard Alan Butcke

Joanne Marie Butcke (Seal)
Joanne Marie Butcke

Gregory Scott Butcke (Seal)
Gregory Scott Butcke

Pamela Gail Butcke (Seal)
Pamela Gail Butcke

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Richard Alan Butcke and wife Joanne Marie Butcke, and Gregory Scott Butcke and wife Pamela Gail Butcke, whose names are signed to the foregoing conveyance, and who are (made) 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 13 August 1984.

Steve Lewis My commission expires 10 February 1986
Notary public

BOOK 358 PAGE 194

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT FILED
1984 AUG 14 PM 4:07
Thomas R. Henderson, Jr.
JUDGE OF PROBATE

Deed tax 5.00
Rec 7.00
Ind. 1.00
13.00