

931



This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

(Address) P.O. BOX 360187, BIRMINGHAM, AL 35236-0187

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY-NINE THOUSAND FIVE HUNDRED AND NO/100TH (\$89,500.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Bernie D. Harrison and wife, Billie F. Harrison

(herein referred to as grantors) do grant, bargain, sell and convey unto

John E. Schleder and wife, Ann Schleder

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

FOR LEGAL DESCRIPTION SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And ~~X~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 hand(s) and seal(s), this 10th day of August, 19 84

WITNESS:

_____(Seal) Bernie D. Harrison (Seal)
BERNIE D. HARRISON
_____(Seal) Billie F. Harrison (Seal)
BILLIE F. HARRISON
_____(Seal) _____ (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bernie D. Harrison and wife, Billie F. Harrison whose name 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 10th day of August, A. D., 19 84

Form 31-A



Betty Hodges Putman

Notary Public.

"EXHIBIT A"

PARCEL I

A parcel of land situated in the SW 1/4 of SW 1/4 of Section 28, and the NW 1/4 of NW 1/4 of Section 3 Township 20 South, Range 4 West and more particularly described as follows: Beginning at the Northwest corner of Section 33, Township 20 South, Range 4 West, run South along the West line of said section 517.30 feet to right of way of South Shades Crest Road; thence turn an angle to left of 119 degrees minutes and run 137.24 feet (chord length of 1365.21 foot radius curve to the right); thence turn an angle to the right of 4 degrees 18 minutes and run 60.00 feet; thence turn an angle to the left of 73 degrees minutes 30 seconds and run 826.45 feet; thence turn an angle to the left of 108 degrees 17 minutes seconds and run 22.38 feet; thence turn an angle to the left of 58 degrees 52 minutes and run 382.94 feet to point of beginning.

PARCEL II

A tract of land situated in the SW 1/4 of SW 1/4, Section 28, Township 20, Range 4 West and in the NW 1/4 of NW 1/4, Section 33, Township 20 South, Range 4 West, described as: Commence at the Southwest corner of the SW 1/4 of SW 1/4 of Section 28, Township 20 South, Range 4 West; thence North 3 degrees 00 minutes East along the West line of said 1/4-1/4 section a distance of 382.94 feet; thence north 62 degrees 00 minutes 30 seconds east a distance of 22.38 feet to the point of beginning; thence continue north 62 degrees 00 minutes 30 seconds east a distance of 70.89 feet; thence south 16 degrees 54 minutes east a distance of 808.14 feet to the north R.O.W. line of Shades Crest Road; thence south 63 degrees 57 minutes west along said R.O.W. line of road a distance of 170.00 feet; thence north 9 degrees 42 minutes west a distance of 826.45 feet to the point of beginning.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
454-67
1984 AUG 16 AM 9:43

Thomas A. Henderson, Jr.
JUDGE OF THE COURT

*Seed tax 35.00
Rec. 5.00
Ind. 1.00
41.00*

*BP 4
B2716*