

Send Tax Notice to:
Arthur Serwitz
4640 Highway 280 So.
Birmingham, Al. 35243

This Instrument Prepared By:
Berkowitz, Lefkovits, Isom,
Edwards & Kushner
1100 Financial Center
Birmingham, Alabama 35203

263

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of ONE HUNDRED THIRTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$137,500.00), to DAVID CHARLTON and wife, AMY L. CHARLTON, (hereinafter referred to as "Grantors"), in hand paid by ARTHUR SERWITZ and wife, JOYCE R. SERWITZ, (hereinafter referred to as "Grantees") the receipt whereof is hereby acknowledged by Grantors, the Grantors do hereby GRANT, BARGAIN, SELL and CONVEY unto the Grantees, ARTHUR SERWITZ and wife, JOYCE R. SERWITZ, for and during their joint lives and upon the death of either of them, then to the survivor of them, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

BOOK 001 PAGE 551
A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

From the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, run thence in an Easterly direction along the South line of said quarter-quarter for a distance of 613.05 feet to the point of beginning of the parcel herein described: thence turn an angle to the left of 127 degrees 02 minutes 10 seconds and run in a Northwesterly direction for a distance of 273.49 feet; thence turn an angle to the right of 74 degrees 56 minutes 55 seconds and run in a Northeasterly direction for a distance of 97.48 feet to a point on the South right-of-way line of U. S. Highway 280, said point being in a curve to the right having a radius of 2230.00 feet and a central angle of 1 degree 58 minutes 42 seconds and a chord which forms an interior angle of 86 degrees 50 minutes 15 seconds with the previous call; thence run in a Southeasterly direction along the arc of said curve in said South right-of-way line for a distance of 77.0 feet; thence from the chord to said curve turn an angle to the right of 0 degrees 59 minutes and run in a Southeasterly direction along said South right-of-way line for a distance of 364.99 feet to the South line of said Northwest Quarter of Northwest Quarter; thence turn an angle to the right of 137 degrees 56 minutes 30 seconds and run in a Westerly direction along said quarter-quarter section line for a distance of 224.22 feet to the point of beginning,

This conveyance is made subject to the following:

1. Taxes due and payable October 1, 1984;

Sirate, Permutt,

2. Easement to Alabama Power Company dated April 26, 1937, recorded in Deed Book 103, Page 39, and transmission line permit to Alabama Power Company, dated April 3, 1956, recorded in Deed Book 182, Page 328, and Deed Book 205, Page 684, in Probate Office of Shelby County, Alabama;
3. All matters shown by an accurate survey of the premises; and
4. Any Zoning Ordinance relating to the premises.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

And the Grantors do for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

The unpaid ~~purchase~~ portion of the purchase price is \$62,500.00 and is represented and secured by a purchase money mortgage executed by Grantors to Grantees and recorded simultaneously with this deed.

IN WITNESS WHEREOF, the said Grantors, DAVID L. CHARLTON and wife, AMY L. CHARLTON, have hereunto set their signatures and seals, this 31 day of August, 1984.

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

1984 SEP -7 PM 12:11

Thomas W. Henderson, Jr.
JUDGE OF PROBATE

David Charlton
DAVID CHARLTON

Amy L. Charlton
AMY L. CHARLTON

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DAVID CHARLTON and wife, AMY L. CHARLTON, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of August, 1984.

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>75.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>81.00</u>

Wm. J. [Signature]
Notary Public

My Commission Expires: 4-19-88