

981

This instrument was prepared by: HARRISON, CONWILL, HARRISON & JUSTICE
P.O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Seventeen Thousand One Hundred Fifty and no/100 (\$17,150.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, HAROLD L. FERGUSON and wife, ELIZABETH FERGUSON; and EVA DEAN FERGUSON DUREN and husband, CECIL DUREN, (herein referred to as grantors), grant, bargain, sell and convey unto RONALD W. COLE (herein referred to as grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

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Commence at a capped pipe found in place at the NE corner of Section 5, Township 20 South, Range 1 West; thence run South along the East boundary of said Section a distance of 2651.41 feet to the NE corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 5, thence turn an angle of 90 degrees 19 minutes 13 seconds to the right and run along an accepted property line a distance of 1402.70 feet to a pine knot in a rock pile; thence turn an angle of 88 degrees 53 minutes 05 seconds to the left and run a distance of 366.0 feet to a point; thence turn an angle of 89 degrees 00 minutes to the left and run a distance of 390.0 feet to the point of beginning; thence continue along the same line of direction a distance of 297.38 feet to a point; thence turn an angle of 92 degrees 27 minutes 50 seconds to the right and run a distance of 521.64 feet to a point 30 feet Northeast of the centerline of County Highway #36; thence turn an angle of 103 degrees 57 minutes 25 seconds to the tangent of a curve to the left (concave Southerly and having a radius of 323.0 feet and a central angle of 22 degrees 50 minutes 36 seconds) and proceed along said curve 30 feet from and parallel to the said centerline of said County Highway #36 an arc distance of 128.78 feet to a point; thence continue along the tangent of said curve a distance of 130.95 feet to a point on the East boundary line of a 30 foot private road easement and being 30 feet North of the centerline of said County Highway #36; thence turn an angle of 85 degrees 35 minutes 12 seconds to the right and run along said easement line a distance of 37.88 feet to a point; thence turn an angle of 12 degrees 33 minutes 17 seconds to the right and run along said easement line a distance of 192.18 feet to a point; thence turn an angle of 2 degrees 59 minutes 33 seconds to the left and run along said easement line a distance of 146.16 feet to a point; thence turn an angle of 3 degrees 07 minutes 35 seconds to the left and run along said easement line a distance of 107.53 feet to a point; thence turn an angle of 1 degrees 47 minutes 06 seconds to the left and run

GRANTORS ADDRESS:

4205 Baldwin Circle
Huntsville, Ala. 35805

GRANTEES ADDRESS:

P.O. Box 129
Chelsea, Ala.

Harrison & Conwill

along said easement line a distance of 42.28 feet to the point of beginning. Said parcel of land is lying in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 5, Township 20 South, Range 1 West, and contains 3.24 acres.

ALSO, a non-exclusive 30 foot wide easement for the purpose of ingress, egress and utilities and described as follows: Commence at a capped pipe found in place at the NE corner of Section 5, Township 20 South, Range 1 West; thence run South along the East boundary of said Section, a distance of 2651.41 feet to the NE corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 5; thence turn an angle of 90 degrees 19 minutes 13 seconds to the right and run along an accepted property line a distance of 1402.70 feet to a pine knot in a rock pile; thence turn an angle of 88 degrees 53 minutes 05 seconds to the left and run a distance of 366.0 feet to a point; thence turn an angle of 89 degrees 00 minutes to the left and run a distance of 359.83 feet to the point of beginning; thence continue along the same line of direction a distance of 30.17 feet to a point; turn an angle of 83 degrees 48 minutes 54 seconds to the right and run a distance of 42.28 feet to a point; thence turn an angle of 1 degree 47 minutes 06 seconds to the right and run a distance of 107.53 feet to a point; thence turn an angle of 3 degrees 07 minutes 35 seconds to the right and run a distance of 146.16 feet to a point; thence turn an angle of 2 degrees 59 minutes 33 seconds to the right and run a distance of 192.18 feet to a point; thence turn an angle of 12 degrees 33 minutes 17 seconds to the left and run a distance of 37.88 feet to a point 30 feet North of the centerline of County Highway #36; thence turn an angle of 94 degrees 24 minutes 48 seconds to the right and run parallel to said centerline a distance of 30.08 feet to a point; thence turn an angle of 85 degrees 35 minutes 12 seconds to the right and run a distance of 38.86 feet to a point; thence turn an angle of 12 degrees 33 minutes 17 seconds to the right and run a distance of 194.70 feet to a point; thence turn an angle of 2 degrees 59 minutes 33 seconds to the left and run a distance of 144.55 feet to a point; thence turn an angle of 3 degrees 07 minutes 35 seconds to the left and run a distance of 106.24 feet to a point; thence turn an angle of 1 degree 47 minutes 06 seconds to the left and run a distance of 45.06 feet to the point of beginning. Situated in Shelby County, Alabama.

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

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same

to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21st day of SEPTEMBER, 1984.

Harold L. Ferguson
Harold L. Ferguson

Elizabeth Ferguson
Elizabeth Ferguson

Eva Dean Ferguson Duren
Eva Dean Ferguson Duren

Cecil Duren
Cecil Duren

STATE OF IDAHO)

COUNTY OF ADA)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Harold L. Ferguson and wife, Elizabeth Ferguson whose names 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 21st day of SEPTEMBER, 1984.

Darryl B. Mower
Notary Public

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Eva Dean Ferguson Duren and husband, Cecil Duren, whose names 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 26th day of September, 1984.

William R. Justice
Notary Public



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

1984 SEP 26 AM 11:57

Thomas A. Shandley, Jr.
JUDGE OF PROBATE

Deed Tax 17.50
Rec 9.50
Sub. 1.00
28.00