

This instrument was prepared by

1473

ADDRESS: Rt 1, Box 301F
Columbiana, Ala. 35051

(Name): Jane M. Martin, Asst. V. P., Loan Adm.

(Address): Shelby State Bank, P. O. Box 216, Pelham, Al. 35124

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty-seven Thousand and no/100---(\$57,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Lee Paul Rafalsky, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Beall D. Gary, Sr., a married man

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

(See Exhibit "A" and "B" Attached)

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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 GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 25th
October day of 1984.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lee Paul Rafalsky, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of

October

A. D. 1984

MY COMMISSION EXPIRES MAY 26, 1985

Barbara Cobb, Notary Public

EXHIBIT "A"

PARCEL B:

All of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 and NW 1/4 of the SW 1/4 of Section 21, Township 21 South, Range 1 West and NE 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 20, Township 21 South, Range 1 West lying South of Shelby County Highway #26 and North of Waxahatchee Creek more particularly described as follows:

Begin at the Southeast corner of the SW 1/4 of the NW 1/4, Section 21, Township 21 South, Range 1 West which is also the Northeast corner of the NW 1/4 of the SW 1/4 of Section 21; thence run South along the East line of the NW 1/4 of the SW 1/4, Section 21 a distance of 122.00 feet to the center line of Waxahatchee Creek; thence angle right (West) and run along the center line of Waxahatchee Creek the following courses, South 75 degrees 42 minutes 02 seconds West a distance of 286.91 feet; North 14 degrees 40 minutes 08 seconds a distance of 166.18 feet; North 15 degrees 38 minutes 48 seconds West a distance of 250.94 feet; North 88 degrees 08 minutes 10 seconds West a distance of 43.43 feet; North 75 degrees 13 minutes 30 seconds West a distance of 117.38 feet; North 18 degrees 29 minutes 18 seconds West a distance of 31.79 feet; North 48 degrees 03 minutes 18 seconds West a distance of 102.01 feet; North 51 degrees 08 minutes 21 seconds West a distance of 267.73 feet; North 61 degrees 10 minutes 49 seconds West a distance of 126.08 feet; North 25 degrees 03 minutes 51 seconds West 161.61 feet; North 74 degrees 10 minutes West a distance of 134.31 feet; North 45 degrees 56 minutes 53 seconds West a distance of 213.44 feet; North 72 degrees 13 minutes 57 seconds West a distance of 100.45 feet; North 70 degrees 48 minutes 38 seconds West a distance of 200.47 feet; North 69 degrees 23 minutes 00 seconds West a distance of

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LEGAL DESCRIPTION CONTINUED ON NEXT PAGE.....

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EXHIBIT "B"

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200.16 feet; North 58 degrees 51 minutes 23 seconds West a distance of 117.48 feet; South 7 degrees 41 minutes 43 seconds East a distance of 67.06 feet; South 34 degrees 16 minutes 06 seconds East a distance of 198.19 feet; South 18 degrees 22 minutes 08 seconds West a distance of 63.51 feet; South 37 degrees 08 minutes 49 seconds West a distance of 42.73 feet; North 88 degrees 14 minutes 56 seconds West a distance of 286.82 feet; North 52 degrees 29 minutes 43 seconds West a distance of 177.72 feet; South 59 degrees 05 minutes 21 seconds West a distance of 30.86 feet; South 6 degrees 31 minutes 05 seconds West a distance of 65.72 feet; South 11 degrees 16 minutes 35 seconds West a distance of 44.67 feet; South 17 degrees 40 minutes 22 seconds West a distance of 53.00 feet; South 59 degrees 14 minutes 43 seconds West a distance of 30.10 feet; North 77 degrees 02 minutes 13 seconds a distance of 242.78 feet; South 86 degrees 17 minutes 09 seconds West a distance of 122.15 feet to the West line of the SE 1/4 of NE 1/4 Section 20; North 3 degrees 31 minutes 49 seconds West along the West line of the SE 1/4 of NE 1/4 a distance of 152.49 feet to a point on the South R/W line of Shelby County Highway #26; thence run North 72 degrees 15 minutes 42 seconds East along said Highway R/W a distance of 550.28 feet; thence North 67 degrees 51 minutes 36 seconds East along said R/W a distance of 421.44 feet; thence North 63 degrees 53 minutes East along said Highway R/W a distance of 532.90 feet to the R. C. of a curve and run along the R/W of said curve (whose Delta Angle is 75 degrees 07 minutes 01 seconds to the right, Tangent is 704.99 feet, Radius of 916.83 feet and Arc is 1202.00 feet), to a P. T.; thence continue South East along said Highway R/W to the East line of SW 1/4 of the NW 1/4 of Section 21; thence angle right and run South along the East line of said 1/4-1/4 Section to the Southeast corner of said 1/4-1/4 Section and the point of beginning.

RECORDING FEES

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

1984 OCT 29 AM 10:38

Thomas J. Johnson, Jr.
JUDGE OF PROBATE

Mortgage Tax	\$ <u>5700</u>
Deed Tax	<u>5700</u>
Mineral Tax	<u>750</u>
Recording Fee	<u>750</u>
Index Fee	<u>100</u>
TOTAL	\$ <u>65.50</u>

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