



american title insurance company

This instrument was prepared by 2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

(Name) W. A. Jenkins, Jr.
(Address) 227 Frank Nelson Bldg.
B'ham, AL 35203

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
SHELBY } COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty Thousand and no/100 - - - - - DOLLARS (\$450,000.00)

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

BETTY PAYNE JENKINS and husband, W. A. JENKINS, JR.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

BETTY G. HABSHEY

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

SEE ATTACHED FOR LEGAL DESCRIPTION

This conveyance is subject to the following:

1. Taxes for the year 1985
2. Title to all minerals of every kind and character, together with all mining, drilling and excavation rights (Parcel I & II)
3. Right of Way to Shelby County, Alabama, recorded in Volume 156, Page 203, in the said Probate Office (Parcel I)
4. Right of Way to Shelby County, Alabama, recorded in Volume 155, Page 425, and Volume 155, Page 331, in the said Probate Office. (Parcel II)
5. Right of Way to Alabama Power Company as recorded in Volume 247, Page 853, in the said Probate Office. (Parcel I & II)
6. Right of Way to Alabama Power Company as recorded in Volume 138, Page 309, in the said Probate Office (Parcel I)

BETTY PAYNE JENKINS and BETTY PAYNE KENT IS ONE AND THE SAME PERSON.

\$ 170,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

\$ 204,760.00 of the purchase price recited above was paid from a second mortgage loan closed simultaneously with delivery of this deed.

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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set OUR hands(s) and seal(s), this 2nd day of November, 1984.

(Seal)
(Seal)
(Seal)

Betty Payne Jenkins (Seal)
W. A. JENKINS, JR. (Seal)

STATE OF ALABAMA
JEFFERSON

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Betty Payne Jenkins & Husband, W. A. Jenkins, Jr. 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 2nd day of November, A. D., 1984.

Barnett, Tingle

Betty J. [Signature]
Notary Public

PARCEL I: The E 1/2 of NE 1/4 of Section 19, Township 20 South, Range 3 West, except all that part of NE 1/4 of NE 1/4 being in the South west corner of said 1/4 - 1/4 section which lies southerly of the Cahaba River and except all that part of the Southeast quarter of the Northeast quarter which lies South of the Cahaba River. Mineral and mining rights excepted.

PARCEL II: A part of the West half of the Northwest quarter of Section 20, Township 20 South, Range 3 West of the Huntsville principle meridian, more particularly described as follows: Commence at the Northwest corner of said section, thence south along the West line 284.0 feet to the center line of Cahaba River and the point of beginning of tract of land herein described, continue along last mentioned course 1524.65 feet to the center line of the Helena-Bessemer paved road, thence 140 degrees twelve minutes left along a straight line being said center line 236.52' to the point of beginning of the arc of a curve turning to the right and having a tangent of 182.98' said straight line being tangent to said arc, said arc being subtended by a central angle of 28 degrees 22 minutes; thence in a northeasterly direction and along said center line along said arc 358.50 feet to the point of beginning of a straight line being tangent to said arc; thence along said straight line 107.03 feet to the point of beginning of the arc of a curve turning to the right and having a tangent of 149.03 feet, said straight line being tangent to said arc, said arc being subtended by a central angle of 7 degrees 25 minutes; thence along said center line, along said arc 297.64 feet to the point of beginning of a straight line being tangent to said arc; thence along said straight line 278.45 feet to the point of beginning of the arc of a curve turning to the left and having a tangent of 77.23 feet said straight line being tangent to said arc, said arc being subtended by a central angle of 2 degrees 04 minutes; thence along said center line, along said arc 154.44 feet to a point in the center line of said road, thence 89 degrees 48 minutes left from long chord of last mentioned curve a distance of 1062.19 feet to a point on the north line of said section, said point being 350.00 feet West of the Northeast corner of the Northwest quarter of the Northwest quarter of said section; thence 74 degrees 00 minutes left along section line in a westerly direction 764 feet to the center line of Cahaba River, thence south and west along center line of said river to the point of beginning of tract of land herein described:

All coal, oil, gas and other minerals are reserved.

Situated in Shelby County, Alabama.

Deed TAX 75.50
Res 5.00
Ind 1.00
81.50

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
1984 NOV -6 AM 11:12
JUDGE OF THE COUNTY OF SHELBY

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