

692

Send tax notice to:

7000022

BETTY B. HALE
RT. 1 BOX 313
STERRETT, AL. 35147

This Instrument Prepared By:
Leonard Wertheimer, III
1100 Bank For Savings Building
Birmingham, Alabama 35203

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, to the undersigned Betty B. Hale, Melinda Jean Tanner and James Albert Hale, III, as Co-Executors of the Estate of James Albert Hale, Jr., Deceased, (herein referred to as "Grantors"), in hand paid by Betty B. Hale, Melinda Jean Tanner and James Albert Hale, III, as Co-Trustees of Trust Estate "A" under the Last Will and Testament of James Albert Hale, Jr., Deceased, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 18, Range 1 East; being more particularly described as follows:

Commence at the northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 18, Range 1 East, and thence run south along the west line of said 1/4-1/4 section for a distance of 222.03 feet to the point of beginning; thence continue along last stated course for a distance of 521.85

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feet to a crimped iron set; thence turn an angle to the left of 67° - 37' - 20" and run southeasterly for a distance of 684.92 feet to the northwest right-of-way line of Shelby County Highway #43, said point being a crimped iron set; thence turn an angle to the left of 70° - 07' - 13" and run northeasterly along said right-of-way line for a distance of 238.64 feet to a crimped iron; thence turn an angle to the left, leaving said right-of-way, of 88° - 44' - 26" and run northwesterly for a distance of 351.98 feet to a crimped iron set; thence turn an angle to the left of 9° - 21' - 49" and run northwesterly for a distance of 649.74 feet to a crimped iron set, said iron being the point of beginning. Said tract containing 6.95 acres, more or less.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the year 1985 a lien, but not yet payable.

2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

And the Grantors do, for themselves and their successors and assigns, covenant with the said Grantees that they are lawfully seized of said premises in fee simple; that they are free from all encumbrances done or suffered by them except as hereinabove stated; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall warrant and defend the same unto the said Grantees, their successors and assigns forever, against the lawful claims of any and all persons claiming under acts done or suffered by them, except as herein stated.

TO HAVE AND TO HOLD to the said Grantees, and to their successors and assigns forever.

IN WITNESS WHEREOF, the said Betty B. Hale, Melinda Jean Tanner and James Albert Hale, III, as Co-Executors of the Estate of James Albert Hale, Jr., Deceased, have hereto set their hands and seals, this the _____ day of _____, 1985.

ESTATE OF JAMES ALBERT HALE,
DECEASED

Betty B. Hale (SEAL)
Betty B. Hale, Executor

Melinda Jean Tanner (SEAL)
Melinda Jean Tanner, Executor

James Albert Hale III (SEAL)
James Albert Hale, III, Executor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Betty B. Hale, Melinda Jean Tanner and James Albert Hale, III, as Co-Executors of the Estate of James Albert Hale, Jr., Deceased, 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand on this 10 of January,
1985.

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Gail S. Preiss

Notary Public

My Commission Expires: 5/24/87

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

1985 JAN 15 AM 10:10

F. Thomas, Jr.
JUDGE OF ORIGIN

Mtg. tax 70.00
Rec 7.50
Ind. 3.00
80.50

