

This instrument is prepared by

(Name) Courtney H. Mason, Jr.  
(Address) P. O. Box 360187  
Birmingham, Alabama 35236-0187



WARRANTY DEED

STATE OF ALABAMA }  
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-Four Thousand Six Hundred and no/100th (\$74,600.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Larry S. Drake, a married man, and Rebecca Drake Lamar and husband, William C. Lamar

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

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

See Attached Exhibit "A" for Legal Description

\$63,400.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantee's Address: Route 1, Box 892-A, Leeds, Alabama 35094

THE SELLER, LARRY S. DRAKE, AFFIRMS THAT THE ABOVE-PROPERTY IS NOT HIS HOMESTEAD AND THAT HIS PRESENT WIFE HAS NOT RESIDED ON THE PROPERTY. THEIR HOMESTEAD ADDRESS IS AS FOLLOWS: 1768 OLD CREEK TRAIL, BIRMINGHAM, ALABAMA 35216.

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of February, 19 85

REBECCA DRAKE LAMAR (SEAL) [Signature] (SEAL)  
WILLIAM C. LAMAR (SEAL) [Signature] (SEAL)  
LARRY S. DRAKE (SEAL) [Signature] (SEAL)

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment  
JUDGE OF PROBATE a Notary Public in and for said County,

I, THE UNDERSIGNED in said State, hereby certify that LARRY S. DRAKE, A MARRIED MAN, AND REBECCA DRAKE LAMAR AND HUSBAND, WILLIAM C. LAMAR

whose name(s) 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 27TH day of FEBRUARY A.D. 19 85

[Notary Seal and Signature]

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Exhibit "A"

Begin at the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 18 South, Range 1 East, Shelby County, Alabama, and run in a Northerly direction along the West line of said 1/4 - 1/4 Section a distance of 1324.17 feet to the Northwest corner of said 1/4 1/4 Section; thence turn an interior angle of 90 degrees 55 feet 40 inches and run to the right in an Easterly direction along the North line of said 1/4 1/4 Section a distance of 227.51 feet to a point on the West right-of-way line of Shelby County Road #41; thence turn an interior angle of 70 degrees 14' 30" (angle measured to tangent) and run to the right in a Southerly direction along the West right-of-way line of said Shelby County Road #41 and along the arc of a curve to the left having a central angle of 14 degrees 38' 05" and a radius of 1266.72 feet a distance of 323.57 feet to the PT of said curve; thence continue in a Southerly direction along the West right-of-way line of said Shelby County Road #41 a distance of 903.70 feet to the PC of a curve; thence continue in a Southerly direction along the West right-of-way line of said Shelby County Road #41 and along the arc of a curve to the right having a central angle of 6 degrees 57' 45" and a radius of 910.10 feet a distance of 110.58 feet to a point on the South line of said Section 7; thence turn an interior angle 101 degrees 34' 20" (angle measured from tangent) and run to the right in a Westerly direction along the South line of said Section 7 a distance of 82.13 feet to the point of beginning.

019 MAR 523

BOOK

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1985 MAR -1 AM 9:02

*Thomas P. Swanson, Jr.*  
JUDGE OF PROBATE

*deed tax 11.50*  
*Rec. 5.00*  
*Ind. 2.00*  
18.50