

1927

(Name) Betty Sue Loggins

(Address) 120 Holt Avenue
Birmingham, Alabama 35214

This instrument was prepared by

(Name) WALLACE ELLIS HEAD & FOWLER

(Address) Columbiana, Alabama 35051

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:

500⁰²

That in consideration of One and no/100 Dollar
and love and affection

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

William H. Rice, Jr. and wife, Hertha A. Rice

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

Betty Sue Loggins

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Commence at the NW corner of the SW 1/4 of NW 1/4, Section 18, Township 24N, Range 16 East for point of beginning; thence run East along the North line of said SW 1/4 of NW 1/4 a distance of 311.98 feet to the centerline of Easement reserved for private road, turn right an angle of 95 deg. 31 min. along said centerline of Easement a distance of 193.75 feet, turn left an angle of 14 deg. 44 min. along said centerline a distance of 19.0 feet, which is the point of beginning of the parcel herein described; thence continue along the same course a distance of 137.17 ft.; turn left an angle of 18 deg. 55 min. along said centerline a distance of 153.23 feet, turn right an angle of 13 deg. 09 min. along said centerline a distance of 271.76 feet, turn left an angle of 19 deg. 09 min. along said centerline of easement a distance of 52.22 feet, turn right an angle of 125 deg. 55 min. a distance of 202.26 feet to point "E", said point being on the 397.0 feet contour, turn right and run northeasterly along the meanderings of the 397.0 feet contour to the head of the slough, thence continue along the meanderings of the 397.0 feet contour southwesterly to point "F" the property line being the 397.0 feet contour; point "F" is more particularly located by the following description: from said 202.26 foot course turn right an angle of 3 deg. 15 min. a distance of 282.28 feet across said slough to point "F" being a point on the West line of aforesaid SW 1/4 of NW 1/4, turn right an angle of 84 deg. 27 min. along said West line a distance of 543.84 feet; thence run East a distance of 307 ft., more or less, to the point of beginning.

BOOK 043 PAGE 582

Also, a non-exclusive easement of a uniform width of 15 ft. along each side of the East line of Lot 7, according to map of "Rice Acres, Sector Two", as recorded in the Probate Office of Shelby County, Alabama, Map Book 5, page 87, and along a uniform width of

(CONTINUED ON REVERSE SIDE)

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 4th day of October, 1985.

.....(Seal)
.....(Seal)
.....(Seal)

William H. Rice, Jr. (Seal)
William H. Rice, Jr.
Hertha A. Rice (Seal)
Hertha A. Rice

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William H. Rice, Jr. and wife, Hertha A. Rice 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 4th day of October, A. D., 1985.

William H. Rice, Jr.
120 - Holt Ave. Bham 35214

Veretha Jackson
Notary Public.

(CONTINUED FROM FRONT SIDE)

15 ft. along each side of the East line of the following described parcel:

Begin at the NW corner of the SW 1/4 of NW 1/4, Section 18, Township 24 N, Range 16 East for point of beginning; thence run East along the North line of said SW 1/4 of NW 1/4 a distance of 311.98 feet to the centerline of Easement reserved for private road, turn right an angle of 95 deg. 31 min. along said centerline of Easement a distance of 193.75 feet, turn left an angle of 14 deg. 44 min. along said centerline a distance of 19.0 feet; thence run West a distance of 302 feet, more or less, to a point on the West line of said quarter-quarter section which is 213.00 ft. South of the point of beginning; thence run North, along the West line of said quarter-quarter section, a distance of 213.00 ft. to the point of beginning, containing 1 1/2 acres, more or less,

and along a uniform width of 15 ft. east of and parallel with the east line of the above described property, such easement to provide ingress and egress to and from the above described property and Old House Road, which is a public street in said Rice Acres, Sector Two Subdivision.

Subject to a non-exclusive easement of a uniform width of 15 ft. along the west side of the East line of the above described parcel which is conveyed to the grantee herein, said easement to provide ingress and egress to and from other property and said Old House Road.

BOOK 043 PAGE 583

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

1985 OCT -4 AM 10:15

Thomas A. Shanks, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$ _____
Deed Tax	_____ 50
Mineral Tax	_____
Recording Fee	_____ 5.00
Index Fee	_____ 1.00
TOTAL	\$ _____ 6.50

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$