

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 513 North 21st Street, Birmingham, Alabama 35203

WARRANTY DEED-

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Thousand and NO/100 (130,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James Leon Rogers and Joyce B. Rogers, husband and wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ida Mae Tucker, an unmarried woman

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

See Exhibit "A" attached hereto and made a part hereof.

Subject to ad valorem taxes for the current tax year.

Also subject to easements and restrictions of record.

\$115,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

BOOK 052 PAGE 167

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~~^{we} have hereunto set ~~our~~^{our} hands(s) and seal(s), this 18th day of November, 19 85.

James Leon Rogers (Seal)
James Leon Rogers

Joyce B. Rogers (Seal)
Joyce B. Rogers

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Leon Rogers and Joyce B. Rogers, husband and wife, whose names ~~are~~ 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 ~~that~~ they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of November, A. D., 19 85.

[Signature]
Notary Public

EXHIBIT "A"

Part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 West, being more particularly described as follows:

Parcel 1

Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 West and run North 81 deg. 25 min. West along the North boundary of said 1/4 1/4 Section 298.87 feet; thence North 24 deg. 56 min. West a distance of 59.00 feet to the point of a curve on the West boundary of a County Road, this being the point of beginning; thence North 16 deg. 16 min. West along this West boundary 335.75 feet to the point of intersection of this West boundary with the South boundary of Shelby County No. 12; thence South 74 deg. 51 min West along this South boundary 376.00 feet to a right of way marker; thence South 21 deg. 20 min. East for 411.89 feet; thence South 86 deg. 04 min. 55 sec. East for a distance of 145.73 feet; thence West 77 deg. 01 min. 41 sec. East for 223.95 feet to the P.C. of a curve concave NE having a central angle of 17 deg. 22 min., a radius of 440.27 feet; thence in a Northwesterly direction 133.25 feet along the arc of said curve to the point of beginning.

Parcel 2

Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 West; thence North 81 deg. 25 min. West along the North boundary of said 1/4 1/4 Section 298.87 feet; thence South 24 deg. 56 min. East a distance of 74.00 feet to the point of beginning; thence South 77 deg. 01 min. 41 sec. West for 223.95 feet; thence North 86 deg. 04 min. 55 sec. West for 145.73 feet; thence South 21 deg. 20 min. East for 485.57 feet to the P.C. of a curve on the North boundary of a County Road; thence North 63 deg. 52 min. East along this North boundary 158.34 feet to the P.T. of a curve to the left having a central angle of 17 deg. 51 min., a radius of 543.70 feet and a tangent distance of 85.38 feet; thence in a Northeasterly direction along an arc 170.00 feet to the P.T. of said curve; thence North 46 deg. 01 min. East a distance of 114.79 feet to the point of intersection with the West boundary of County Road; thence Northwesterly 101.92 feet along an arc of a curve having a central angle of 27 deg. 19 min. and a radius of 509.82 feet to the P.T. of said curve; thence North 33 deg. 38 min. West along this West boundary 200.94 feet to the point of beginning.

All being situated in Shelby County, Alabama.

RECORDING FEES

Mortgage Tax	\$15.00
Deed Tax	_____
Mineral Tax	_____
Recording Fee	5.00
Index Fee	1.00
TOTAL	\$21.00

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

1985 DEC -9 PM 1:03

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

BOOK 052 PAGE 168