

This instrument was prepared by ✓ Conwill and Justice, P.C.  
Attorneys at Law, P. O. Box 557,  
Columbiana, Alabama 35051

WARRANTY DEED

1000 00

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred and no/100 Dollars and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, DORIS JEAN ROOKS, SHERRY ELAINE BLACKERBY and BETTY JANE CHAMPION (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto BUFORD M. OSBORNE (herein referred to as grantee, whether one or more), all our undivided interest in and to the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

Box 054 Mile 173  
Begin at a point where the South line of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 34, Township 19, Range 2 East intersects with the Westerly line of the right-of-way of the Florida Short Route, sometimes known as U. S. Highway No. 91, and run Northwesterly along said highway line 1848 feet to the beginning point, which point is the East most corner of a lot heretofore owned by O. S. and Maxie Benton and which extends 88 feet along the Southwesterly line of Florida Short Route; thence continue along said highway line in a Northwesterly direction 50 feet; thence run in a Southwesterly direction and perpendicular to said highway line 150 feet; thence run in a Southeasterly direction and parallel with said highway line 50 feet; thence run in a Northeasterly direction and perpendicular to said highway line and along the Northwesterly line of said 88 foot lot a distance of 150 feet to the point of beginning; all being in the W $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 34, Township 19, Range 2 East.

ALSO, Commence at the Southwest corner of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 34, Township 19 South, Range 2 East; thence proceed North along the West boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 370.15 feet to a point on the Southwesterly right-of-way line of U. S. 280 Hwy. as now located; thence turn an angle of 127 deg. 02 min. to the right and proceed South 56 deg. 20 min. East along the Southwesterly R.O.W. line of said highway for a distance of 932.2 feet to the point of beginning. From this point continue South 56 deg. 20 min. East along the Southwesterly R.O.W. line of said highway for a distance of 50 feet; thence turn an angle of 92 deg. 48 min. to the right and proceed South 35 deg. 28 min. West for a distance of 149.3 feet; thence proceed North 56 deg. 20 min. West for a distance of 50 feet; thence proceed North 35 deg. 28 min. East for a distance of 149.3 feet to the point of beginning. Said land is located in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 34, Township 19 South, Range 2 East and contains 0.17 acre.

ALSO, Commence at the point of intersection of the South line of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 34, Township 19, Range 2 East and the West right-of-way line of U. S. Highway 280; thence run Northerly along said West right-of-way line of highway 280, 1,947 feet to the point of beginning; thence continue in a Northwesterly direction along said highway right-of-way a distance of 50 feet; thence run in a Southwesterly direction a distance of 150 feet; thence run in a Southeasterly direction a distance of 50 feet; thence run in a Northeasterly direction a distance of 150 feet to the point of beginning.

ALSO, a tract of land located in the NW $\frac{1}{4}$  of Section 34, Township 19 South, Range 2 East, more particularly described as follows: Commence at the Southeast corner of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 34; thence South 87 deg. 30 min. West along the South boundary of said forty 229.83 feet to the Northeasterly right-of-way of U. S. Highway No. 280; thence North 56 deg. 20 min. West along the Northeasterly right-of-way of said highway 1350.0 feet; thence North 33 deg. 40 min. East 150.0 feet; thence North 56 deg. 20 min. West 125.0 feet to a point; thence run North 30 deg. 54 min. East a distance of 264.39 feet to a point on the South line of lot sold to Isa Keith as described in Deed Book 130, Page 507 in the Probate Office of Shelby County, Alabama; thence run South 79 deg. 22 min. West along said Keith lot a distance of 60 feet to the point of beginning of the property herein described; thence run South 35 deg. 20 min. West a distance of 240.65 feet along the West line of the William Rayfield lot as described in Deed Book 296, Page 262, in said Probate Office; thence run North 56 deg. 20 min. West a distance of 200 feet along the Northeast line of the Olin Abbott lot to a point on the Southeast line of Lot 1, McCall Subdivision; thence North 33 deg. 40 min. East along the Southeast Line of Lot 1 a distance of 116.44 feet to the Northeast corner of said Lot 1; thence North 56 deg. 20 min. West a distance of 300 feet to the Northernmost corner of Lot 5 of McCall Subdivision; thence run North 37 deg. 01 min. East a distance of 34.72 feet along the East line of lot conveyed to E. O. Drake in Deed Book 296, Page 573 in said Probate Office, to a point on the South line of lot sold to W. J. Trucks as described in Deed Book 128, Page 520, in said Probate Office; thence run in an Easterly direction along the South line of said Trucks lot a distance of 165 feet to the Southeast corner of said lot; thence Northerly along the East line of said Trucks lot 210 feet to the South line of Kymulga Ferry Road; thence in an Easterly direction along the South line of Kymulga Ferry Road to the Northwest corner of the lot sold to Isa Keith as described in Deed Book 130, Page 507 in said Probate Office; thence South along the West line of the Keith lot 315 feet to the Southwest corner of said Keith lot; thence Easterly along the South line of Keith lot to the point of beginning.

ALSO, Commence at the Southeast corner of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 34, Township 19, Range 2 East and run thence South 87 deg. 30 min. West 229.83 feet to the Easterly right-of-way line of U. S. Highway 280; thence North 56 deg. 20 min. West along said right-of-way line 1870.0 feet to an iron

pin to the point of beginning of the land herein described; thence North 33 deg. 40 min. East 266.4 feet; thence North 56 deg. 20 min. West 180 feet; thence turn an angle of 90 deg. to the left and run 236.42 feet to the North right-of-way line of Chancellor Ferry Road; thence run in a South-easterly direction along said right-of-way line of said Chancellor's Ferry Road a distance of 87.30 feet to its point of intersection with the Northeast right-of-way line of U. S. Highway 280; thence along the Northeast right-of-way line of said Highway 280 a distance of 98.0 feet to the point of beginning. This is a description of Lots 3, 4 and 5 of McCall Subdivision made by James L. Ray, Jr., in March of 1957.

- ALSO, Commence at the Southeast corner of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 34, Township 19, Range 2 East and run South 87 deg. 30 min. West 229.83 feet to the Easterly right-of-way line of U. S. Highway No. 280 (also known as Ala. Highway 91) and run North 56 deg. 20 min. West, along said right-of-way line 1750 feet to an iron pin to the point of beginning of the land herein described, which point of beginning is the Westmost corner of a lot known as the Abbott lot; thence North 33 deg. 40 min. East 266.44 feet to an iron pin; thence North 56 deg. 20 min. West 120 feet; thence South 33 deg. 40 min. West 266.40 feet to the Easterly right-of-way line of said Highway 280; thence along same South 56 deg. 20 min. East 120 feet to the point of beginning.

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ALSO, Commence where the South line of Kymulga Ferry Road intersects the East line of E $\frac{1}{2}$  of NW $\frac{1}{4}$ , Section 34, Township 19, Range 2 East and run in a Westerly direction along the South line of Kymulga Ferry Road 1545 feet to the point of beginning; thence in a Southerly direction and perpendicular to said road a distance of 210 feet; thence in a Westerly direction and parallel with said road a distance of 160 feet to East line of Richard Waldrop lot; thence in a Northerly direction, perpendicular to said road a distance of 210 feet to the South line of said road; thence along the South line of said road in an Easterly direction 160 feet to the point of beginning; being situated in NW $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 34, Township 19 South, Range 2 East.

- ALSO, Commence at the Southwest corner of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 34, Township 19 South, Range 2 East; thence proceed East along the South boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 50 feet; thence proceed North parallel to the West boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 908.0 feet to the point of beginning; from this beginning point continue North parallel to the West boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 315.0 feet; thence turn an angle of 128 deg. 43 min. to the right and proceed South-easterly for a distance of 356.75 feet; thence turn an angle of 89 deg. to the right and proceed Southwesterly for a distance of 112.04 feet; thence proceed South parallel to the West boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 6.0 feet; thence proceed West parallel to the South boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 210 feet to the point of beginning. The above described land is located in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 34, Township 19 South, Range 2 East, and contains 1.22 acres.

The above described property is not the homestead of the Grantors or Grantee.

Grantors' addresses:

Doris Jean Rooks  
Route 1, Box 102-A  
Chelsea, Alabama 35043

Sherry Elaine Blackerby  
Route 1, Box 254  
Wilsonville, Alabama 35186

Betty Jane Champion  
Route 1, Box 127-D  
Chelsea, Alabama 35043

Grantee's address:

Route 1, Box 298  
Harpersville, Alabama 35078

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above, that we have a good right to sell and convey the same as aforesaid; that we will, and 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, we have hereunto set our hands and seals this 12<sup>th</sup> day of December, 1985.

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

1985 DEC 19 PM 1:37

*Thomas A. Saunders, Jr.*  
JUDGE OF PROBATE

*Doris Jean Rooks* (SEAL)  
Doris Jean Rooks

*Sherry Elaine Blackerby* (SEAL)  
Sherry Elaine Blackerby

*Betty Jane Champion* (SEAL)  
Betty Jane Champion

STATE OF ALABAMA

*Shelby* COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Doris Jean Rooks, Sherry Elaine Blackerby and Betty Jane Champion, 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 12<sup>th</sup> day of Dec., 1985.

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>1.00</u>
Mineral Tax		
Recording Fee		<u>10.00</u>
Index Fee		<u>2.00</u>

TOTAL

\$ 13.00

*Eva D. Mooney*  
Notary Public