



american title insurance company

BIRMINGHAM, ALABAMA

SEND TAX NOTICE TO:
JACK L. SHEWMAKE
1231 Albers Thimble Blv.
Bham, Al 35226

This instrument was prepared by

(Name) CLAIBORNE P. SEIER
ATTORNEY-AT-LAW
(Address) 2100 SOUTHERIDGE PARKWAY
BIRMINGHAM, ALABAMA
WARRANTY DEED- AMERICAN TITLE INS CO 28 Birmingham, Alabama

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY EIGHT THOUSAND AND NO/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JOHN WILLIAM HARWELL, a married man, WYLODEAN H. EDDINGS, a married woman, PATSY H. MORRIS, a married woman and STEPHEN H. LEE, a married man

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

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

SEE ATTACHED LEGAL DESCRIPTION

\$25,200.00 of the above purchase price was paid from the proceeds of a mortgage closed simultaneously herewith.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
SUBJECT TO TAXES FOR 1986 and THEREAFTER.
MINERAL AND MINING RIGHTS ARE EXCEPTED
THIS IS NOT THE HOMESTEAD OF THE GRANTORS

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 GRANTEE, 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 GRANTEE, 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 7 day of February, 1986

John William Harwell (SEAL)
JOHN WILLIAM HARWELL
Wylodean H. Eddings (Seal)
WYLODEAN H. EDDINGS
Patsy H. Morris (Seal)
PATSY H. MORRIS
Stephen H. Lee (Seal)
STEPHEN H. LEE

STATE OF ALABAMA
Jefferson COUNTY
the undersigned

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that JOHN WILLIAM HARWELL, A MARRIED MAN, WYLODEAN H. EDDINGS, A MARRIED WOMAN, PATSY H. MORRIS, A MARRIED WOMAN AND STEPHEN H. LEE, A MARRIED MAN, whose names they 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.

Return to: Given under my hand and official seal this 7 day of February, A. D., 1986.
AMERICAN TITLE INSURANCE CO.
2119 1st Avenue, North
Birmingham, Alabama 35203
Carol C. Thayer
9/11/89
Notary Public.

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PARCEL I:

A part of the SE 1/4 of the SE 1/4, Section 34, township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at SE corner of Section 34, Township 20, South, Range 3 West, which corner is marked by an iron pipe, run then North 2° West 222 feet to the Southern boundary of Helena-Alabaster Road then run in a Northwester direction along said road, 935 feet then South 2° East 359 feet for point of beginning of lot herein described; Run then in a Northeasterly direction to a point of said Helena-Alabaster Road which measures 775 feet from the Eastern boundary of said Section; run thence in a Southeasterly direction along said road 100 feet; run thence in a southwesterly direction and parallel with the West boundary of said lot to a point due East of a point beginning; run thence West to the point of beginning. Said point being also located as follows: Commence at SE corner of Section 34, Township 20, Range 3 West, which corner is marked by an iron pipe, run thence in a Westerly direction along the Southern boundary of said Section 730 feet; run then North 2° Westerly 449.5 feet to point, said point being 775 feet East from Eastern boundary on Helena-Alabaster Road as stated above.

LESS AND EXCEPT:

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SE corner of said Section 34; thence run South 88°47' West a distance of 1010.0 feet; thence run North 02° West a distance of 449.5 feet; thence run North 88°47' East a distance of 395.0 feet to the point of beginning; thence turn left 63°15'50" a distance of 137.16 feet; thence turn left 173°47'50" a distance of 45.62 feet; thence turn left 09°16'33" a distance of 91.94 feet to the point of beginning.

PARCEL II:

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SE corner of said Section 34; thence run South 88°47' West a distance of 1010.0 feet; thence run N 02° West a distance of 449.5 feet; thence run North 88°47' East a distance of 395.0 feet; thence turn left 63°15'50" a distance of 137.16 feet to the point of beginning; thence continue last course a distance of 41.69 feet to the Southwesterly right-of-way of the Helena-Alabaster Highway; thence turn right 105°57'10" along said right-of-way a distance of 4.57 feet; thence turn right 80°15'00" a distance of 40.67 feet to the point of beginning.

Situated in Shelby County, Alabama.

Mineral and Mining Rights Excepted.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 FEB 12 AM 8:50

James H. [Signature]
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>3 00</u>
Mineral Tax		
Recording Fee		<u>5 00</u>
Index Fee		<u>3 00</u>
TOTAL	\$	<u>11 00</u>