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SEND TAX NOTICE TO:

Michael E. Osborn
200 Vestavia Office Park
Suite 2300
Birmingham, AL 35216

This instrument prepared by:

R. Stephen Griffis
1609 21st Street S
Birmingham, AL 35205

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Thousand and no/100 (\$90,000.00) DOLLARS, to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, R. T. Lee and J. Mailon Kent, Jr. (herein referred to as grantors) do grant, bargain, sell and convey unto Michael E. Osborn (hereinafter referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the intersection of the North line of SW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and the East line (New) of U.S. Highway No. 31 (Tangent Projected); thence run in a Southeasterly direction along said east line and said projection a distance of 1540.95 feet to the point of beginning of parcel herein described; thence an angle left of 77 deg. 39 mi. and run in an Easterly direction a distance of 199.40 feet; thence turn an angle right of 101 deg. 44 min. 05 sec. and run in a Southwesterly direction a distance of 109.75 feet; thence an angle left of 24 deg. 05 min. 05 sec. and run Southeasterly and parallel to U.S. Highway No. 31 a distance of 176.16 feet; thence an angle right of 90 deg. and run in a Southwesterly direction a distance of 150 feet to the East line of said Highway; thence an angle right of 90 deg. and run in a Northwesterly direction along said East line a distance of 319.0 feet to the point of beginning LESS AND EXCEPT the following: A parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the intersection of the North line of the Southwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and the East line (New) of U.S. Highway No. 31 (Tangent Projected); thence in a Southeasterly direction along said East line and said projection a distance of 1755.95 feet to the point of beginning; thence continue along last described course a distance of 104.00 feet; thence 90 deg. left in a Northeasterly direction a distance of 150.0 feet; thence 90 deg. left in a Northwesterly direction a distance of 104.0 feet; thence 90 deg. left in a Southwesterly direction a distance of 150.0 feet to the point of beginning.

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All being situated in Shelby County, Alabama.
* \$90,000 of purchase price is being paid from mortgage lited simultaneously.
SUBJECT TO:

1. Taxes due in the year 1986 which are a lien but not yet due and payable until October 1, 1986.
2. Right of way to Alabama Power Company recorded in Volume 101, page 517, Volume 170, page 289 and Volume 142, page 81, in the Probate Office of Shelby County, Alabama.

Chompson & Griffis



3. Grantor conveys only the coal, oil, gas and other mineral interests in, to or under the land herein described to the extent owned by grantor.

TO HAVE AND TO HOLD Unto the said GRANTEE his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 18th day of Feb., 1986.

WITNESS:

Joseph D. Svetlay (SEAL) R.T. Lee (SEAL)
Joseph D. Svetlay (SEAL) J. Mailen Kent Jr. (SEAL)

STATE OF ALABAMA)
COUNTY OF)

I, Joseph D. Svetlay, a Notary Public in and for said County, in said State, hereby certify that R.T. Lee and J. Mailen Kent Jr. 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, I executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 18th day of Feb., 1986.

Joseph D. Svetlay
NOTARY PUBLIC
My commission expires 11/16/87

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

1986 FEB 18 AM 11:21

Thomas D. Henderson, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	<u> </u>
Deed Tax		<u> </u>
Mineral Tax		<u> </u>
Recording Fee		<u>500</u>
Index Fee		<u>100</u>
TOTAL	\$	<u>600</u>

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