

500

1986

1326

This instrument was prepared by

(Name) Bruce L. Gordon  
(Address) 1500 Colonial Bank Building  
Birmingham, Alabama 35203



This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689  
Palham, Alabama 35124  
Phone (205) 968-5600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

**WARRANTY DEED**

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and pursuant to that certain divorce decree referred to hereinbelow

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JOHN MICHAEL METROCK, an unmarried man, and NOVA L. METROCK, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey ~~back~~ an undivided one-half (1/2) interest to JOHN MICHAEL METROCK, individually, and an undivided one-half (1/2) interest to NOVA L. METROCK, individually, in (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 7, Township 22 South, Range 2 West described as follows: Commence at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 7 and go South 81 deg. 28 min. East along the South boundary of said 1/4 1/4 section 560.62 feet to the point of beginning; thence continue along this line 805.27 feet; thence North 39 deg. 12 min. West a distance of 887.00 feet to the South boundary of County Road No. 12; thence South 50 deg. 42 min. West along this South boundary 140.45 feet to the P.C. of a curve to right having a central angle of 28 deg. 50 min. and a radius of 439.64 feet; thence in a Southwesterly direction along the arc of said curve 220.66 feet; thence South 10 deg. 28 min. East a distance of 393.46 feet to the point of beginning.

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SUBJECT TO THE FOLLOWING:

1. Taxes for the year 1986, which are not due and payable until October, 1986.
2. Restrictions, covenants and conditions as set out in instrument recorded in (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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 15 day of January, 19 86

(SEAL)

*John M. Metrock*

(SEAL)

John M. Metrock

(SEAL)

*Nova L. Metrock*

(SEAL)

Nova L. Metrock

(SEAL)

(SEAL)

STATE OF Alabama }  
Shelby COUNTY }

General Acknowledgment

I, (John M. Metrock) the undersigned in said State, hereby certify that John M. Metrock

a Notary Public in and for said County,

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of January, A.D. 19 86

*Wanda L. Hunt*

Notary Public

(CONTINUED)

- Deed Book 278 page 349 in Probate Office.
- 3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 93 page 384 in Probate Office.
- 4. Mortgage executed by John M. Metrock and wife, Nova L. Metrock to Charlie C. Brannon dated August 30, 1984 and recorded August 31, 1984 at 8:38 a.m. in Mortgage Book 454 Page 736 in Probate Office, securing \$60,000.00.
- 5. Mortgage executed by John Michael Metrock and Nova L. Metrock to Central Bank of the South dated August 27, 1984 and recorded September 20, 1984, at 9:26 a.m. in Real 2 Page 695 in Probate Office, securing \$70,000.00.

THE REAL ESTATE THE SUBJECT OF THIS WARRANTY DEED IS SUBJECT TO PARAGRAPH 25 OF THAT CERTAIN AGREEMENT MADE PART OF THE FINAL DECREE OF DIVORCE ENTERED IN THE CASE OF METROCK V. METROCK, IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA, CIVIL ACTION NO. DR 85-258, DATED THE 2ND DAY OF JANUARY, 1986.

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1986 FEB 26 AM 11:51  
*[Signature]*  
JUDGE OF PROBATE

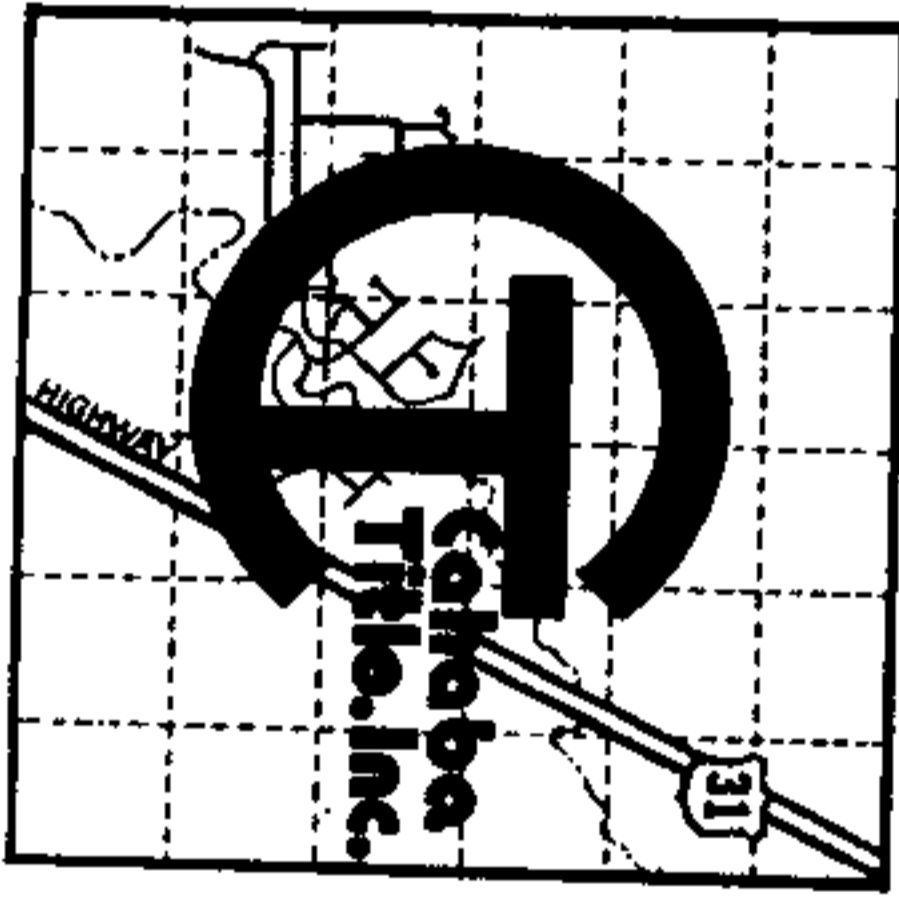
1. Deed Tax \$ 50  
2. Mtg. Tax       
3. Recording Fee 500  
4. Indexing Fee 100  
TOTAL 650

LET 3291 530 M004

**Cahaba Title, Inc.**  
Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-5600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

Recording Fee \$  
Deed Tax \$

This form furnished by



STATE OF ALABAMA  
COUNTY OF

WARRANTY DEED

Return to:

TO

STATE OF Alabama  
Shelby COUNTY }

General Acknowledgment

a Notary Public in and for said County.

I, the undersigned,  
in said State, hereby certify that Nova L. LaCross,  
formerly Nova L. Metrock

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of February A.D. 19 86

*[Signature: Evan D. Mooney]*  
Notary Public