

611
SEND TAX NOTICE TO:

(Name) Rodney L. Kerley,

(Address) _____

This instrument was prepared by

(Name) James A. Holliman

(Address) 1610 Fourth Avenue, North, Bessemer, AL 35020

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifteen Thousand and No/100----- Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Jack W. Lutz, a married man, and Dorothy Inez Lutz Chase, a married woman

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

Rodney L. Kerley

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

(SEE ATTACHED EXHIBIT "A")

Subject to:

1. Taxes for the year 1986.
2. Agreement concerning easement for ingress and egress as recorded in Volume 314, Page 695 and corrected in Volume 315, Page 499.
3. Right of Way granted to Alabama Power Company by instruments recorded in Deed Volume 138, Page 407 and Deed Volume 210, Page 6.

NOTE: The property conveyed herein does not constitute the homestead of the Grantors or their spouses.

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 have hereunto set our hands(s) and seal(s), this 4th day of April, 1986.

(Seal)

Jack W Lutz
Jack W. Lutz

(Seal)

Dorothy Inez Lutz Chase
Dorothy Inez Lutz Chase

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned
hereby certify that Jack W. Lutz, a married man, and Dorothy Inez Lutz Chase, a married woman
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 4th day of April, A. D., 1986.

James A. Holliman
Notary Public

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EXHIBIT "A"

A part of the NE 1/4 of NE 1/4, Section 34, Township 20 South, Range 4 West, Shelby County, Alabama, said part being more particularly described as follows: Beginning at a point on the East line of said NE 1/4 of NE 1/4, 557.54 feet South of the Northeast corner thereof, run South along said East line for 208.71 feet; thence right 89 degrees 35 minutes and West for 208.71 feet; thence right 90 degrees 25 minutes and North for 208.71 feet; thence right 89 degrees 35 minutes and East for 208.71 feet to the point of beginning. ALSO an easement 20 feet in width for ingress and egress, the centerline of said easement being described as follows: From the Northeast corner of said NE 1/4 of NE 1/4, run South along the East line thereof for 557.54 feet; thence right 89 degrees 35 minutes and West for 26.5 feet to a point of beginning; thence right 43 degrees 22 minutes for 74.0 feet; thence right 21 degrees 30 minutes for 177 feet, more or less, to the right-of-way of the county road.

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

1986 APR -9 AM 11: 18

F. R. ...
JUDGE OF THE CIRCUIT

1. Deed Tax	\$ 2.00
2. Mtg. Tax	—
3. Recording Fee	\$ 5.00
4. Indexing Fee	1.00
TOTAL	8.00