

This instrument was prepared by

**HARRISON, CONWILL, HARRISON & JUSTICE**

P. O. Box 557

Columbiana, Alabama 35051

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand Five Hundred 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,

Jack B. Nelson, unmarried

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

Mike F. Acton

(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 located in the SE $\frac{1}{4}$  of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the SE corner of said Section 30; thence run West along the South line of said Section 30 a distance of 880.0 feet to the point of beginning; thence turn right 113 degrees 39 minutes 54 seconds a distance of 1401.06 feet; thence turn left 116 degrees 56 minutes 55 seconds a distance of 26.21 feet; thence turn right 02 degrees 33 minutes 27 seconds a distance of 219.88 feet to a point on the Northerly right-of-way of Highway #25; thence turn left 72 degrees 47 minutes 18 seconds a distance of 80.0 feet to a point on the Southerly right-of-way of said Highway #25; said point being on a curve to the right having a central angle of 25 degrees 14 minutes 15 seconds and a radius of 380.00 feet; thence turn right from last course 102 degrees 37 minutes 08 seconds to the chord of said curve; thence run along the arc of said curve along said right-of-way a distance of 167.38 feet to the centerline of Gum Branch; thence run Westerly and Southerly along the centerline of said Branch the following angles and distances; turn left from said chord 06 degrees 40 minutes 43 seconds a distance of 34.96 feet; turn left 23 degrees 15 minutes 10 seconds a distance of 59.48 feet; turn right 25 degrees 26 minutes 56 seconds a distance of 29.88 feet; turn left 108 degrees 57 minutes 50 seconds a distance of 23.15 feet; turn left 29 degrees 02 minutes 19 seconds a distance of 65.44 feet; turn right 22 degrees 48 minutes 00 seconds a distance of 38.20 feet; turn right 41 degrees 17 minutes 28 seconds a distance of 92.82 feet; turn right 24 degrees 38 minutes 29 seconds a distance of 26.75 feet; turn left 21 degrees 26 minutes 05 seconds a distance of 35.50 feet; turn left 60 degrees 10 minutes 26 seconds a distance of 63.69 feet; turn right 45 degrees 38 minutes 56 seconds a distance of 44.43 feet; turn left 44 degrees 18 minutes 46 seconds a distance of 30.99 feet; turn right 20 degrees 30 minutes 43 seconds a distance of 154.59 feet; turn right 26 degrees 04 minutes 16 seconds a distance of 41.13 feet; turn right 43 degrees 44 minutes 18 seconds a distance of 18.58 feet; turn right 59 degrees 39 minutes 30 seconds a distance of 27.90

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LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE

GRANTEE'S ADDRESS:  
2722 Altadena Lake Rd  
Birmingham, Ala 35243

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 14<sup>th</sup> day of May, 19 86.

(SEAL) Jack B. Nelson (SEAL)  
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

STATE OF ~~ALABAMA~~ Texas  
\_\_\_\_\_  
COUNTY

General Acknowledgment  
a Notary Public in and for said County,

I, the undersigned authority  
in said State, hereby certify that Jack B. Nelson, unmarried

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 14 day of May, 19 86.

Conwill & Justice

[Signature]  
\_\_\_\_\_  
Notary Public

feet; turn left 32 degrees 10 minutes 11 seconds a distance of 31.85 feet; turn left 73 degrees 36 minutes 14 seconds a distance of 34.68 feet; turn left 35 degrees 38 minutes 56 seconds a distance of 120.32 feet; turn right 71 degrees 46 minutes 50 seconds a distance of 33.95 feet; turn right 44 degrees 40 minutes 41 seconds a distance of 24.35 feet; turn left 51 degrees 00 minutes 09 seconds a distance of 95.01 feet; turn right 40 degrees 23 minutes 39 seconds a distance of 108.22 feet; turn right 18 degrees 53 minutes 55 seconds a distance of 57.13 feet; turn left 47 degrees 33 minutes 57 seconds a distance of 62.21 feet; turn left 21 degrees 28 minutes 51 seconds a distance of 60.78 feet; turn left 53 degrees 43 minutes 50 seconds a distance of 27.18 feet; turn left 27 degrees 18 minutes 02 seconds a distance of 95.54 feet; turn right 55 degrees 23 minutes 56 seconds a distance of 247.13 feet; turn right 26 degrees 23 minutes 10 seconds a distance of 31.10 feet; turn right 33 degrees 08 minutes 35 seconds a distance of 121.26 feet; turn left 51 degrees 26 minutes 50 seconds a distance of 40.04 feet; turn right 29 degrees 32 minutes 17 seconds a distance of 64.21 feet; turn left 36 degrees 50 minutes 20 seconds a distance of 79.21 feet; turn left 74 degrees 18 minutes 40 seconds a distance of 47.37 feet; turn right 82 degrees 08 minutes 06 seconds a distance of 32.01 feet to the South line of said Section 30; thence turn left 122 degrees 18 minutes 12 seconds along said Section line a distance of 840.27 feet to the point of beginning. LESS AND EXCEPT that part lying within the public right-of-way. Situated in Shelby County, Alabama.

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

1986 MAY 20 PM 2:55

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

1. Deed Tax \$ 12.50  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 18.50

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818 PAGE 819  
BOOK 072 PAGE 210

Recording Fee \$  
Deed Tax \$

This Deed furnished by

HARRISON, CONWILL HARRISON

& JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

