



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Onnie D. Dickerson, III
 (Address) ✓ 210 Lorna Square, Suite 165
Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Six Thousand & no/100 (\$46,000.00) Dollars and the assumption of an existing mortgage and the execution herewith of a purchase money mortgage.

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

Blake Sherrod, a single man and Leslie B. Siegleman, a single man

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

Perry E. Cox, Jr., and Richard H. McCurdy

(herein referred to as grantees, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

long legal, see exhibit "A"

BOOK 082 PAGE 675

TO HAVE AND TO HOLD to the said grantees, 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 grantees, 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 grantees, 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

27th

day of June, 1986

(SEAL)

Blake Sherrod, a single man

(SEAL)

(SEAL)

Leslie B. Siegleman, a single man

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Blake Sherrod, a single man and Leslie B. Siegleman, a single man

whose name(s) 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 27th day of June

A.D. 1986

Onnie D. Dickerson, III

Notary Public

EXHIBIT "A"

PARCEL "A"

The NW 1/4 of the NE 1/4 of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama.

This conveyance includes an easement for ingress and egress over and across existing road across SW 1/4 of the NE 1/4, Section 36, Township 18 South, Range 1 East, to Shelby County road #55.

PARCEL "B"

TRACT I: SW 1/4 of NE 1/4 of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama.

Less and Except the following:

Parcel I : Commence at the Southeast corner of the Southwest 1/4 of Section 36, Township 18 South, Range 1 East and run North of the East line of 1/4-1/4 Section a distance of 784.90 feet, thence turn left 95° 31' and run westerly a distance of 736.27 feet, thence turn left 63° 07' and run southwesterly a distance of 389 feet, more or less, to the Northeasterly bank of a lake, for the point of beginning, thence turn 180° and run northeasterly a distance of 389 feet, more or less, thence turn left 116° 53' and run westerly a distance of 343.54 feet, thence turn left 104° 37' 30" and run Southeasterly a distance of 255 feet, more or less, to the northeasterly bank of said lake, thence turn left and run southeasterly along the northeasterly bank of said lake to the point of beginning, containing 1.6 acres.

Parcel II: Commence at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 36, Township 18 South, Range 1 East and run north on the east line of said 1/4-1/4 Section a distance of 784.90 feet, then turn left 95° 31' and run westerly a distance of 736.27 feet, thence turn left 63° 07' and run southwesterly a distance of 389 feet, more or less, to the northeasterly bank of a lake, for the point of beginning, thence turn 180° and run northeasterly a distance of 389 feet, more or less, thence turn right 130° 11' and run southeasterly a distance of 321 feet, more or less, to the northwesterly bank of said lake, thence turn right and run Southwesterly and Northwesterly along the bank of said lake to the point of beginning, containing 1.6 acres.

TRACT II: A part of the NW 1/4 of SE 1/4 of Section 36, Township 18 South, Range 1 East, more particularly described as follows: Commencing at the N.E. corner of said 1/4-1/4 Section and run West 434 feet for point of beginning; thence continue West along North boundary of said 1/4-1/4 Section 600 feet; thence turn left 90 deg. and run South 160 feet; thence turn left 90 deg. and run East 400 feet; thence turn left and run northeasterly in a straight line 256.13 feet to point of beginning. Situated in Shelby County, Alabama.



082 PAGE 676
800X

PARCEL "C"

The SE 1/4 of NW 1/4 of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama.

This conveyance includes an easements for ingress and egress over and across existing road across SW 1/4 of NE 1/4, Section 36, Township 18 South, Range 1 East, to Shelby County road #55.

SUBJECT TO: (1) Ad Valorem taxes for the current year.
(2) Rights of Way of transmission lines of record.
(3) To easements for ingress and egress to lands East and West of the above described lands, along existing road through said land and rights of other parties to use of said easement.
(4) Fence Northwest of the Southeast side of Tract II as shown by survey of Artis D. Coggins dated June, 1980.

Note 1: This is a Purchase Money Mortgage, given for the purpose of securing the balance of the purchase price of the hereinabove described real estate and is second and junior to that certain mortgage heretofore executed to Annie Lee E. Webb, Dewey D. Webb, Jr. and Mildred Webb by Blake Sherrod and Leslie B. Sieglman recorded in Real Volume 403, Page 743 on July 7, 1980 in the Probate Office of Shelby County, Alabama.

Note 2: It is hereby understood and agreed that the mortgagors have the right to prepay \$3,500.00 to the mortgagees and the mortgagees will release from this mortgage to the mortgagors one acres of land of the mortgagors choice in the above described land.

Note 3: This is not homestead property.

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

1986 JUL 24 PM 3:22

Thom. A. Shandor, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 46.00
2. Mtg. Tax
3. Recording Fee 750
4. Indexing Fee 100
TOTAL 54.50

