

THIS INSTRUMENT PREPARED

647

NAME Alan C. Keith

ADDRESS 723 Frank Nelson Building, Birmingham, Alabama 35203

WARRANTY DEED (Without Survivorship)

PROFESSIONAL TITLE SERVICES, INC.

VALUE \$20,000.00

State of Alabama

JEFFERSON COUNTY

Know All Men By These Presents,

That in consideration Ten Dollars (\$10.00) and other good and valuable consideration——DOLLARS
to the undersigned grantor Victor W. Traylor and wife, Darlene Traylor
in hand paid by James H. Haggard and William D. Rogers

the receipt whereof is acknowledged that the said Victor W. Traylor and wife, Darlene Traylor

do grant, bargain, sell and convey unto the said James H. Haggard and William D. Rogers

the following described real estate, situated in Shelby County, Alabama,

to-wit: A parcel of land partly in the SE $\frac{1}{4}$ -NW $\frac{1}{4}$ and partly in the SW $\frac{1}{4}$ -NE $\frac{1}{4}$, all in Section 35, Township 21-S, R-3-W, Shelby County, Alabama, described as follows: From the NW corner of the SE $\frac{1}{4}$ -NW $\frac{1}{4}$, Sec. 35, as beginning point, run easterly along a monumented line depicting the south line of Oak Dale Estates Subdivision, as the same appears on record in the Probate Office, Shelby County, Alabama, in Map Book 5 at page 98 (said line being marked periodically by fences not entirely in a straight line) for 1410.8 feet to an iron rod marking the Northeast corner of a certain parcel of land heretofore conveyed and described in Vol. of Deeds 233 at page 224 in said Probate Office; thence run a magnetic bearing of S-11 degrees-11'-08"W for 521.25' to an iron rod heretofore established on said lot; thence run N-89 degrees-24'-16"E along the south line of said lot for 419.77 feet to an iron rod heretofore established on said lot, said point being located on the westerly right of way line of Alabama Highway No. 119; thence run along said road right of way line S-11 degrees-03'-45"W for 296.6 feet to the northeast corner of a two acre parcel of land being retained by its present owner, Victor Traylor; thence run S 89 degrees-17'-18"W along the north line of said 2 acre lot for 426 feet; thence run along the west line of said 2 acre lot S-11 degrees-03'-45"W for 208.7 feet; thence run along the south line of said 2 acre lot N-89 degrees-17'-18"E for 426 feet to a point on said right of way line of said highway; thence run along said highway right of way line S-11 degrees-03'-45"W for 358.83 feet to a fence depicting the south line of the SW $\frac{1}{4}$ -NE $\frac{1}{4}$; thence run West along said fence for 1558 feet to a cross tie post marking the southwest corner of the SE $\frac{1}{4}$ -NW $\frac{1}{4}$; thence run along a fence marking the west line of said SE $\frac{1}{4}$ -NW $\frac{1}{4}$, N-00 degrees-09'-36"W for 1279.04 feet, back to a cross tie post marking the point of beginning, and containing 44.58 acres, more or less.

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their 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;

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 hand and seal, this 3rd day of November, 1986.

WITNESS:

Deed TAX 2.000
Rec 2.50
Fund 1.00
23.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Victor W. Traylor
Victor W. Traylor
Darlene Traylor

State of ALABAMA

JEFFERSON COUNTY

1986 NOV 30 AM 9:33

General Acknowledgement

I, Alan C. Keith, a Notary Public in and for said County, in said State, hereby certify that Victor W. Traylor and wife, Darlene Traylor 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 3rd day of

November A. D., 1986