

This instrument was prepared by

(Name) ✓ Courtney H. Mason, Jr.
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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

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty nine thousand and 00/100ths (\$59,000.00)

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

James J. Martin, Roy L. Martin, Lizzie B. Martin, Carl Martin and Margie Martin

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

David R. Harrington

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

Shelby County, Alabama, to-wit:

A tract of land in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said $\frac{1}{4}$ section; thence run North along the West $\frac{1}{4}$ line 149.42 feet to a point on the Northwesternly right of way of Shelby County Highway No. 33 (Fungo Hollow Road), and the point of beginning; thence continue last course 653.55 feet; thence turn an interior angle of 57 deg. 53 min. 22 sec. left and run Southeasterly 437.03 feet to a point on the Northwesternly right of way of said Highway; thence turn an interior angle of 90 deg. 00 min. 00 sec. right and run Southwesterly along said right of way 60.00 feet to the point of a curve having a central angle of 20 deg. 35 min. 13 sec. and a radius of 1403.65 feet; thence run Southwesterly along the arc of said curve 504.34 feet to the point of beginning; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

This property is not homestead property as defined by the Code of Alabama.

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 11th day of December, 19 86

Roy L. Martin
Roy L. Martin

(SEAL)

James J. Martin
James J. Martin

(SEAL)

(SEAL)

Carl Martin
Carl Martin

(SEAL)

(SEAL)

Lizzie B. Martin
Lizzie B. Martin

(SEAL)

STATE OF Alabama

Shelby COUNTY }

I, the undersigned
in said State, hereby certify that James J. Martin

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 11th day of December, A.D. 19 86

Carol Joyce Yancy
Notary Public

My Commission Expires 10-1-88

State of Alabama
County of Shelby

On this 11th day of December, 1986, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that ROY L. MARTIN, LIZZIE B. MARTIN, CARL MARTIN AND MARGIE MARTIN, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me that, being informed of the contents of the conveyance, they executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal of office this the 11th day of December, 1986.

Carol Gayle Yancy
NOTARY PUBLIC

My Commission Expires 10-1-88

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1. Deed Tax	\$ 59.00 ⁰⁰
2. Mtg. Tax	_____
3. Recording Fee	5.00
4. Indexing Fee	4.00
TOTAL	68.00

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

1986 DEC 29 PM 7:15

Thomas A. Shores, Jr.
JUDGE OF PROBATE