

SEND TAX NOTICE TO:

(Name) Neil C. Clay
 (Address) 4115 Ossa Wintha Place
Birmingham, AL 35243

\$3000.00

This instrument was prepared by

(Name) Neil C. Clay
 (Address) 1728 Third Avenue North, Bessemer, AL 35020

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$10.00 and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Alene Osborn, a widow and single woman

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

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

Attached as Exhibit "A" hereto and made a part hereof the same as if set out in full herein.

BOOK 116 PAGE 640

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I ~~do~~ 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, I have hereunto set my hands(s) and seal(s), this 20th day of February, 1987.

Alene Osborn (Seal) _____ (Seal)
 _____ (Seal) _____ (Seal)
 _____ (Seal) _____ (Seal)

STATE OF ALABAMA

_____ COUNTY

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Alene Osborn, a widow and single woman whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, A. D., 1987.

Notary Public.

EXHIBIT "A"

Commence at the Southeast corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 24, Township 19 South, Range 1 West; thence run Northerly along the East boundary line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 539.96 feet to the point of beginning; thence continue Northerly along said boundary line a distance of 766.06' to the Northeast corner of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$; thence turn an angle of 91°58'58" to the left and run Westerly along the North boundary line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 65.46 feet to a point on a ridge known as Straight Ridge; thence turn an angle of 19°44'02" to the left and run Southwesterly along said Straight Ridge a distance of 179.52 feet to a point; thence turn an angle of 7°10'31" to the left and continue Southwesterly along said Straight Ridge a distance of 156.0 feet to a point; thence turn an angle of 3°17'15" to the left and continue Southwesterly along said Straight Ridge a distance of 161.92 feet to a point; thence turn an angle of 12°43' to the left and continue Southwesterly along said Straight Ridge a distance of 111.0 feet to a point; thence turn an angle of 5°26' to the left and continue Southwesterly along said Straight Ridge a distance of 20.22 feet to a point; thence turn an angle of 39°40'14" to the left and leaving said Straight Ridge, run Southerly a distance of 1439.35 feet to a point on the Northwesterly 25 foot right-of-way line of County Highway 440; thence turn an angle of 111°32'14" to the left and run Northeasterly along said right-of-way line a distance of 53.75 feet to a point; thence turn an angle of 68°27'46"

Aline Osborn

EXHIBIT "A"
CONTINUED

to the left and leaving said right-of-way line run Northerly a distance of 977.76 feet to a point; thence turn an angle of 90° to the right and run Easterly a distance of 547.35 feet to the point of beginning. Said parcel of land is lying in the NE¼ of SE¼ and SE¼ of SE¼, Section 24, T-19S, R-1W and contains 10.0 acres.

Alene Osborn

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

1937 FEB 25 AM 10:56

Thomas A. Swannick, Jr.
JUDGE OF PROBATE

1. Deed Tax	<u>3.00</u>
2. Mfg. Tax	<u>7.50</u>
3. Recording Fee	<u>1.00</u>
4. Indexing Fee	<u>11.50</u>
TOTAL	

BOOK 116 PAGE 642