

2099

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 One and no/100-----Dollars  
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,  
J. W. Donahoo and wife, Lillian Donahoo  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Patsy McCranie, Diane Conwill and Sherry Elliott  
(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO

BOOK 121 PAGE 222

Grantees' address:  
Vincent, Alabama 35178

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 20<sup>th</sup>  
day of February, 19 87.

(SEAL) J. W. Donahoo (SEAL)  
J. W. Donahoo  
(SEAL) Lillian Donahoo (SEAL)  
Lillian Donahoo  
(SEAL) \_\_\_\_\_ (SEAL)

STATE OF ALABAMA }  
SHELBY COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County,  
in said State, hereby certify that J. W. Donahoo and wife, Lillian Donahoo

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 20<sup>th</sup> day of February, A.D. 19 87  
CONWILL JUSTICE [Signature]  
Notary Public

EXHIBIT "A"

Begin at the Northwest corner of SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 28, Township 19 South, Range 2 East, and run South along the West line of said forty acres, 163 feet to the point of beginning; thence continue along said line, 180 feet to the Northwest corner of Donahoo residence lot; thence South 72 deg. 52 min. East, along the North line of said Donahoo residence lot, 210 feet; thence South 75 deg. 37 min. East along the North line of F. Jackson lot 96.5 feet; thence South 14 deg. 54 min. East along the East line of said F. Jackson lot 101 feet; thence North 75 deg. .06 min. East and along the Northerly line of J. W. Donahoo store lot 223 feet to the Westerly line of Alabama Highway No. 25, said point being the Southmost corner of W. E. Stone lot; thence run along said W. E. Stone lot North 55 deg. 47 min. West 245 feet to the Westmost corner of said W. E. Stone lot; thence along the Westerly side of said W. E. Stone lot North 34 deg. 13 min. East 180 feet to the Northmost corner of said W. E. Stone lot; thence North 87 deg. 45 min. West, 429 feet to the point of beginning.

ALSO, a part of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 28, Township 19, Range 2 East described as follows: Beginning where the North line of the right-of-way of the Florida Short Route Highway intersects the West line of said forty acres, and run thence North along the West line of said forty acres 210 feet; thence Easterly and parallel with the North line of the right-of-way of said highway 210 feet; thence South and parallel with the West line of said forty acres 210 feet to the North line of the right-of-way of said highway; thence Westerly along the North line of said right-of-way 210 feet to the point of beginning, and containing one acre, more or less.

ALSO, commence at the center of the North line of Section 33, Township 19, Range 2 East which is the Northwest corner of the NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Section; thence turn an angle of 27 deg. 50 min. to the right and run in a Southeasterly direction 184.86 feet to the Northwest corner of school property; thence an angle of 66 deg. 35 min. to the right run in a Southerly direction 210 feet to the Southwest corner of school property; thence an angle of 90 deg. to the left and run in an Easterly direction 420 feet to the Southeast corner of school property; thence an angle of 36 deg. 37 min. to the right and run in a Southeasterly direction 218.3 feet along old fence line; thence an angle of 39 deg. 23 min. to the left and continue along old fence line 1251 feet (approximately) to the West line of the Florida Short Route Highway; (said fence being on or near the line and being the North boundary of the F. Jackson property); thence an angle of 37 deg. 31 min. to the right, along the West line of said highway 50 feet in a Southeasterly direction to the point of beginning; thence continue along said line of said highway 300 feet; thence an angle of 90 deg. to the right and go in a Southwesterly direction 250 feet; thence an angle of 90 deg. to the right and in a Northwesterly direction 300 feet; thence an angle of 90 deg. to the right and run in a Northeasterly direction 250 feet to the point of beginning; being situated in the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 33, Township 19, Range 2 East.

ALSO, commence at the Northwest corner of NW $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 33, Township 19 South, Range 2 East; thence South 65 deg. 29 min. East a distance of 184.86 feet to the Northwest corner of Elementary School property, Harpersville, Alabama; thence South 1 deg. 06 min. West along West boundary of said school property a distance of 210.0 feet to the Southwest corner of said school property; thence South 88 deg. 54 min. East along the South boundary of said school property a distance of 420.0 feet to the Southeast corner of said school property; thence South 52 deg. 17 min. East along fence line a distance of 218.30 feet to a point; thence North 87 deg. 52 min. East, along a fence line a distance of 1101.22 feet to the point of beginning; thence South 2 deg. 21 min. 30 sec. East a distance of 681.44 feet to a point under an old fence; thence North 83 deg. 49 min. 30 sec. East along said old fence, a distance of 418.72 feet to a point; thence North 82 deg. 34 min. 30 sec. East along said old fence, a distance of 420.40 feet to a point on the West boundary of Government Housing Project; thence North 7 deg. 54 min. 30 sec. West along said West boundary a distance of 107.27 feet to the point of intersection with the Southwest right-of-way line of Highway U. S. 280; thence North 55 deg. 22 min. 30 sec. West along said right-of-way line a distance of 496.37 feet to the Northeast corner of the Motel property; thence South 34 deg. 37 min. 30 sec. West along the Southeast boundary of Motel lot a distance of 250.0 feet to a point; thence North 55 deg. 22 min. 30 sec. West along the Southwest boundary of said Motel Lot a distance of 300.0 feet to a point; thence North 34 deg. 37 min. 30 sec. East along the Northwest boundary of said Motel Lot a distance of 250.0 feet to a point on the Southwest right-of-way line of U. S. 280; thence North 55 deg. 22 min. 30 sec. West along said right-of-way line a distance of 50.0 feet to a point; thence South 87 deg. 52 min. West along fence line a distance of 150.0 feet to the point of beginning.

LESS AND EXCEPT property described in that certain deed to Kidd Development Company dated November 29, 1976, recorded in Deed Book 302, Page 391 in the Probate Office of Shelby County, Alabama.

ALSO, LESS AND EXCEPT property described in that certain deed to Vinoderai J. Patel and Kala V. Patel dated September 25, 1984, recorded in Deed Book 003, Page 589 in said Probate Office.

ALSO, LESS AND EXCEPT property described in that certain deed to John D. Kidd and Bernice S. Kidd dated March 7, 1964, recorded in Deed Book 234, Page 495 in said Probate Office.

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

1987 MAR 24 PM 1:30

*J. Thomas A. Shouder, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>2.50</u>
2. Mtg. Tax	<u>7.50</u>
3. Recording Fee	<u>1.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>11.00</u>