

This instrument was prepared by
(Name) Dorothy Henry

308

(Address) P.O. Box 189, Alabaster, Alabama 35007

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 Fifty thousand and no/100-----

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

E. G. Hall and wife, Effie Hall

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

✓ Jasper T. Bozeman, Jr. and wife, Rosemary Bozeman

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

A parcel of land located in the Northeast 1/4 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of Lot 1, Block 1 of Fernwood - Fourth Sector, as recorded in Map Book 7, Page 96 in the office of the Judge of Probate in Shelby County, Alabama; thence in a northwesterly direction, along the southwest line of said Lot 1, a distance of 20.11 feet; thence 58 degrees 59 minutes 33 seconds left, in a Northwesterly direction, a distance of 159.78 feet to a point on the southeast Right of way Line of 13th Street N.W.; thence 86 degrees 16 minutes 32 seconds left, in a southwesterly direction along said Right of Way Line, a distance of 48.21 feet to the beginning of a curve to the left, said curve having a radius of 586.63 feet and a central angle of 13 degrees 58 minutes 54 seconds; thence along arc of said curve, in a Southerly direction along said Right of Way Line, a distance of 143.15 feet to end of said curve; thence continue in a Southerly direction, along said Right of Way Line, a distance of 8.70 feet to a point on the North Right of Way Line of 5th Avenue N.W.; thence 90 degrees left, in an easterly direction along said Right of Way Line, a distance of 196.59 feet; thence 91 degrees 13 minutes 36 seconds left, in a Northwesterly direction, a distance of 150.0 feet to the Point of Beginning. \$50,000.00 of the purchase price is paid by a mortgage filed simultaneously herewith. 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 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, we have hereunto set our hands(s) and seal(s), this 1st day of May, 19 87.

Andrea L. Burgess (Seal)

E G Hall (Seal)

Effie Hall (Seal)

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

1. Recording Fee \$ 2.50 (Seal)

1987 MAY -5 PM 12:30

2. Indexing Fee 1.00

STATE OF ALABAMA

Shelby COUNTY
JUDGE OF PROBATE

TOTAL

3.50

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that E. G. Hall and wife, Effie Hall 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 1st day of May, A. D., 19 87.

1411 13th St N.W.

Andrea L. Burgess