

THIS INSTRUMENT PREPARED BY: ¹⁸⁰⁴
Name: HARRY ASMAN - Suite 1007 Colonial Bank Building, Birmingham, Alabama
Address: 35203-4054 (TEL: (205) 254-3266)

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

Value \$500

WARRANTY DEED

STATE OF ALABAMA

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION** ~~XXXXXX~~
to the undersigned grantor **James D. Wadsworth and William T. Wadsworth, Jr.** ~~DOLLARS~~
in hand paid by **A & M Real Estate, Inc.**
the receipt whereof is acknowledged **we** the said **James D. Wadsworth and William T. Wadsworth, Jr.**
do grant, bargain, sell and convey unto the said **A & M Real Estate, Inc.**
the following described real estate, situated in **Shelby**
County, Alabama, to-wit:

The property described in the attached document marked "Exhibit A" which is incorporated herein and made a part hereof. Subject to:

1. Taxes for the year 1987
2. Mining and mineral rights not warranted

The property described in this instrument is not a homestead.
IT is vacant land of commercial nature.

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TO HAVE AND TO HOLD, To the said heirs and assigns forever.

And **we** do, for **ourselves** and for **OUR** heirs, executors and administrators, covenant with the said **A & M REAL ESTATE, INC.** heirs and assigns, that **we are** lawfully seized in fee simple of said premises; that they are free from all encumbrances; that **we** have a good right to sell and convey the same as aforesaid; that **we** will, and **OUR** heirs, executors and administrators shall warrant and defend the same to the said heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, **we** have hereunto set
this 15 day of May
WITNESSES:

OUR hand **S** and seal,
1987 James D. Wadsworth (Seal.)
William T. Wadsworth, Jr. (Seal.)
William T. Wadsworth, Jr. (Seal.)
(Seal.)

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James D. Wadsworth and William T. Wadsworth, Jr.** 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 15 day of

Notary Public

PARCEL A

A tract of land lying in the SE 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commencing at the SW corner of the SE 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; Thence easterly along the south line of said quarter section 1,826.71 feet to a point; thence turn a right interior angle of 57° 00' 07" and run northwesterly 1,620.77 feet to a point on the southeast right-of-way line of Alabama Highway No. 119, being 100' southeasterly of the centerline of said highway; thence turn a left interior angle of 88° 41' 21" and run northeasterly and parallel to said highway centerline 253.07 feet to a point that is 100 feet southeasterly of and at right angles to the centerline of Alabama Highway No. 119 at station 37 +00; thence turn a left interior angle of 165° 57' 50" and run northeasterly 103.08 feet to a point which is 125 feet southeasterly of and at right angles to the centerline of Alabama Highway No. 119 at station 38+00; thence turn a left interior angle of 194° 02' 10" and run northeasterly and parallel to said highway centerline 150 feet to the Point of Beginning, a point which is 125 feet southeasterly of the centerline of Alabama Highway No. 119 at station 39+50; thence continue on the previous line, parallel to said highway centerline 50 feet to a point; thence turn a left interior angle of 90° 00' 00" and run in a southeasterly direction a distance of 126.39 feet to a point; thence turn a left interior angle of 21° 34' 59" and run in a northwesterly direction a distance of 135.93 feet to the Point of Beginning and making a closing left interior angle of 68° 25' 01"; containing 0.073 acres, more or less.

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EXHIBIT A

James D. Vickers

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 MAY 22 PM 1:55

Thomas J. Henderson, Jr.
JUDGE OF PROBATE

1. Bond Tax	\$ 1.50
2. Mtg Tax	_____
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	6.50