

This form furnished by: **Cahaba Title, Inc.** 988-5600

This instrument was prepared by:
(Name) Daniel M. Spitler
(Address) 108 Chandalar Drive
Pelham, Alabama

559
Send Tax Notice to:
(Name) C & R CONSTRUCTION
(Address) P.O. Box 9
PELHAM AL 35124

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETEEN THOUSAND FIVE HUNDRED AND NO/100 (\$19,500.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
GEORGE E. HERRINGTON, JR. and wife, CYNTHIA D. HERRINGTON

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
CECIL RIGGINS and HAROLD CONNELL d/b/a C & R CONSTRUCTION

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

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 3 West, described as follows: Commence at the SW corner of the SW 1/4 of the NE 1/4 of Section 16, and go North 89 deg. 34 min. 35 sec. East along the South boundary of said 1/4 1/4 Section 576.81 feet to the point of beginning; thence continue North 89 deg. 34 min. 35 sec. East for 198.95 feet; thence North 1 deg. 02 min. 20 sec. West for 655.19 feet to the South boundary of Big Oak Drive; thence two (2) courses along said boundary as follows: (Go North 85 deg. 18 min. 10 sec. West for 72.23 feet; thence South 86 deg. 10 min. 55 sec. West for 127.77 feet); thence South 1 deg. 05 min. 15 sec. East for 654.08 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback and side and rear setback as set out in the restrictions recorded in Real Volume 46 page 169.
Restrictions, covenants and conditions as set out in instrument recorded in Real Volume 46 Page 169 in Probate Office of Shelby County, Alabama.
Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 142 Page 45; Deed Book 119 Page 456; Deed Book 105 Page 252 and Deed Book 102 Page 256 in Probate Office of Shelby County, Alabama.
Right-of-Way granted to City of Alabaster by instrument recorded in Deed Book 46 Page 167 in Probate Office of Shelby County, Alabama.
Subject to restrictions and conditions regarding the sale of timber as shown by instrument recorded in Deed Book 21 Page 302 in Probate Office of Shelby County, 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 29th day of May, 19 87

STATE OF ALABAMA

INSTRUMENT

1987 JUN -5 PM 2:19

JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY

County }

General Acknowledgment

I, the undersigned
in said State, hereby certify that

GEORGE E. HERRINGTON, JR. and wife, CYNTHIA D. HERRINGTON
a Notary Public in and for said County,

whose name(s) are signed to the foregoing conveyance, and who are is 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 29th day of May, 19 87

1. Notary Fee \$ 19.50
2. Notary Fee
3. Recording Fee 2.50
4. Index Fee 1.00
TOTAL 23.00

Notary Public