

868

SEND TAX NOTICE TO:

TIB INVESTMENTS, INC

(Name) 28 RUBY THORNTON

(Address) P.O. Box 177
PELHAM, ALA. 35124

This instrument was prepared by

(Name) RICHARD H. BITE, Attorney at Law

(Address) 2001 Park Place Tower

Suite 1245

Birmingham, Alabama 35203

Form 1-1-37 Rev. 1-46

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN 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, HEIRS OF ESTATE OF ARNOLD RAY THORNTON: RUBY THORNTON, JAMES THORNTON, LUCY MILES (THORNTON), HARRY W. THORNTON and A. R. THORNTON, JR.

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

T. & B. INVESTMENTS, INC.

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

Begin at the Southeast corner of the SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West; Thence run Westerly along the South boundary line of the said SW 1/4 of the NE 1/4 of Section 12, TAP. 20S., R. 3W. for 663.08 feet; Thence turn an angle of 115 degrees, 33 minutes, 40 seconds to the right and run Northeasterly for 420.0 feet; Thence turn an angle of 64 degrees, 26 minutes, 20 seconds to the right and run Easterly 472.02 feet, more or less, to a point on the East boundary line of the SW 1/4 of the NE 1/4 of Section 12, TAP. 20S., R. 3W; Thence turn an angle of 88 degrees, 30 minutes, 45 seconds to the right and run Southerly along the East boundary line of the SW 1/4 of the NE 1/4 of Section 12, TAP. 20S., R. 3W. for 379.02 feet, more or less to the point of beginning. This land being a part of the SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, and being 4.9366 acres, more or less.

2 Acres situated in the SW 1/4 of the NE 1/4, Section 12. Township 20, Range 3 West, described as commencing at a point where the East right of way of U. S. (new four-laned) Highway 31 intersects the South boundary of said SW 1/4 of NE 1/4, and run thence Northerly along the East right of way of said U. S. Highway 31, 420 feet to a point; Thence Easterly and parallel with the South boundary of said SW 1/4 of the NE 1/4 210 feet; Thence Southerly and parallel with the East boundary of said highway 420 feet to the South boundary of said SW 1/4 of NE 1/4; Thence West along the South boundary of said SW 1/4 of NE 1/4 210 feet to the point of beginning. (see other side)

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 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 12 day of MAY, 1987

Ruby Thornton (Seal)
James Thornton (Seal)
Lucy Miles (Seal)

Harry W. Thornton (Seal)
A. R. Thornton Jr. (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

WILLIAM S. ELLIS the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ruby Thornton, James Thornton, Lucy Miles (Thornton), Harry W. Thornton and A. R. Thornton, Jr. are known to me, acknowledged before me on this 12 day of MAY, 1987, that, being informed of the contents of the conveyance they executed the same voluntarily on the day and same bears date.
Given under my hand and official seal this 12 day of MAY, 1987

continue legal description

A triangular parcel of land more particularly described as follows: Commence at the SW corner of SW 1/4 of NE 1/4, Section 12, Township 20 South, Range 3 West, and run thence Easterly along the South boundary of said quarter section for 658.54 feet to a point, which said point constitutes the SE corner of that certain lot conveyed to Grantee by Grantors herein by deed dated April 19, 1963, recorded in the Probate Office of Shelby County, Alabama in Deed Book 224, Page 82; Thence turn an angle of 64 Deg. 26' 20" to the left and run thence Northeasterly along the East boundary of said lot heretofore conveyed Grantee by Grantors, 420 feet to the point of beginning of the lot here in described and conveyed, which said point is marked by N iron pipe; Thence turn an angle of 115 Deg. 33' 40" left and run thence Westerly along the North boundary of said lot heretofore conveyed, and along the North boundary of a lot conveyed Grantee by Grantors herein by Deed Recorded in the Probate Office of Shelby County, Alabama in Deed Book 224, Page 301, 229.93 feet to the East boundary of U. S. Highway 31 (new four lane highway), which said point is marked by an iron pipe; Thence Northeasterly along the East boundary of said U. S. Highway 31 right of way 100 feet to a point; Thence Southeasterly to the point of beginning. Consisting of _____ acres, more or less. Being situated in the SW 1/4 of NE 1/4, Section 12, Township 20 South, Range 3 West.

From the Southwest corner of the SW 1/4 of the NE 1/4 of Section 12 Township 20 South, Range 3 West run Easterly along the South boundary line of the said SW 1/4 of the NE 1/4 of Sec. 12, TSP. 20S., R. 3W. for 638.61 feet to the point of beginning of the land herein described and conveyed; Thence turn an angle of 64 degrees, 26 minutes, 20 seconds to the left and run Northeasterly for 420.0 feet; Thence turn an angle of 64 degrees, 26 minutes, 20 seconds to the right and run Easterly for 19.93 feet; Thence turn an angle of 115 degrees, 33 minutes, 40 seconds to the right and run Southwesterly for 420.0 feet to a point on the South boundary line of the SW 1/4 of the NE 1/4 of Section 12, TSP. 20 S., R. 3 W; Thence turn an angle of 64 degrees, 26 minutes, 20 seconds to the right and run Westerly along the South boundary line of the said SW 1/4 of the NE 1/4 of Sec. 12, TSP. 20 S., R. 3 W. for 19.93 feet to the point of beginning. This land being a part of the SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, and being 0.1734 acres, more or less.

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STATE OF ALABAMA, SHELBY CO.
I CERTIFY THAT
INSTRUMENT FILED

1967 JUN 10 AM 11:16

Thomas P. Harrison
JUDGE OF PROBATE

1. Deed Tax	\$ 1.50
2. Mtg. Tax	_____
3. Recording Fee	5.00
4. Indexing Fee	4.00
TOTAL	9.50

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$	_____
RECORD FEE \$	_____
TOTAL \$	_____