

1671

SEND TAX NOTICE TO:

(Name)

(Address)

This instrument was prepared by

(Name) James E. Roberts, Attorney

(Address) 2230 Third Avenue North, Birmingham, Alabama 35203

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 Thirty-four Thousand and no/100 Dollars (\$34,000.00)

The property conveyed consisted of \$27,000.00 cash and a \$7,000.00 mortgage filed simultaneously to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, I-65 Investment Properties, a general partnership

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

Thomas J. Ellison and Osmond Robinson

(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 Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 19, Township 21 South, Range 2 West, situated in Shelby County, Alabama. Thence in a Westerly direction along the South line of said  $\frac{1}{4}$  section 116.31 feet to the West right of way of Shelby County No. 87; thence right 90 degrees, 36' 22" in a Northerly direction along said West right of way 1502.32 feet to the point of beginning; thence continue northerly along said west right of way 212.50'; thence left 89 degrees, 03' 20" in a westerly direction 1677.39' to the East right of way of I-65; thence left 110 degrees, 03' 49" in a Southeasterly direction along said East right of way 226.20 feet thence left 69 degrees, 56' 11" in an easterly direction 1603.29 feet to the point of beginning. Said parcel of land being located in the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 19, Township 21, Range 2 West.

Subject to:

1. Right of way to Shelby County, Alabama recorded in Vol. 244, page 129 and Vol. 239, page 237, in the Probate Office of Shelby County, Alabama.
2. Mineral and mining rights and rights incident thereto and Release of Damages recorded in Vol. 352, page 805, in the said Probate Office.
3. No buildings to be constructed within 35 feet of County Road 87. Only office buildings to be constructed between 35 foot setback and 100 foot setback of County Road 87. Plants, buildings & storage facilities to be at least 100 feet from County Road 87.

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 1st

day of April, 1987.

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

Ronnie Booth  
Ronnie Booth

1987 JUN 19 AM 9:29

(Seal)

Ora N. Clayton

JUDGE OF PROBATE

Larry Clayton

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I-65 Investment Properties, Grantors:

Hugh L. Edge  
Hugh L. Edge

(Seal)

James L. Clayton

(Seal)

James E. Roberts

Thomas N. Clayton

(Seal)

Wayne Booth  
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronnie Booth, Ora N. Clayton, Larry Clayton, Hugh L. Edge, James L. Clayton, James E. Roberts, Thomas N. Clayton, Wayne Booth whose name 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 April

Carolyn D. Blue