



1749

JEFFERSON TITLE CORPORATION  
P.O. Box 10481 • Birmingham, Al. 35201 • (205) 328-8020

This instrument was prepared by

(Name) Onnie D. Dickerson, III  
210 Lorna Square, Suite 165  
(Address) Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Six Thousand & no/100 (\$46,000.00) Dollars and the assumption of an existing mortgage and the execution herewith of a purchase money mortgage.

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

Blake Sherrod, a single man and Leslie B. Siegleman, a single man

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

Perry E. Cox, Jr., and Richard H. McCurdy

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

long legal, see exhibit "A"

Note: This deed is recorded for the purposes of correcting that deed recorded on July 24, 1986, in Real Volume 82, page 675, by the same Grantees and Grantors.

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 27th day of June, 1986

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(SEAL)

Blake Sherrod  
Blake Sherrod, a single man

(SEAL)

(SEAL)

Leslie B. Siegleman  
Leslie B. Siegleman, a single man

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Jefferson COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for Shelby County, in said State, hereby certify that Blake Sherrod, a single man and Leslie B. Siegleman, a single man

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 became due.

Given under my hand and official seal this 27th day of June

Onnie D. Dickerson III  
Notary Public

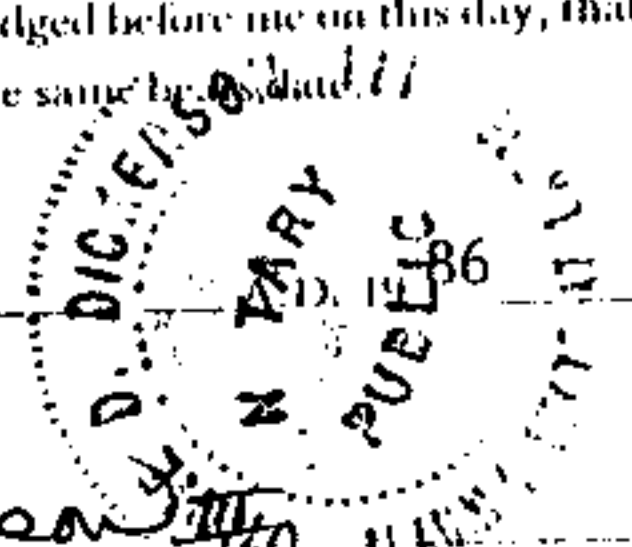


EXHIBIT "A"

PARCEL "A"

The NW 1/4 of the NE 1/4 of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama.

This conveyence includes an easement for ingress and egress over and across existing road across SW 1/4 of the NE 1/4, Section 36, Township 18 South, Range 1 East, to Shelby County road #55.

PARCEL "B"

TRACT I: SW 1/4 of NE 1/4 of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama.

Parcel I : Commence at the Southeast corner of the Southwest 1/4 of Section 36, Township 18 South, Range 1 East and run North of the East line of 1/4-1/4 Section a distance of 784.90 feet, thence turn left 95° 31' and run westerly a distance of 736.27 feet, thence turn left 63° 07' and run southwesterly a distance of 389 feet, more or less, to the Northeasterly bank of a lake, for the point of beginning, thence turn 180° and run northeasterly a distance of 389 feet, more or less, thence turn left 116° 53' and run westerly a distance of 343.54 feet, thence turn left 104° 37' 30" and run Southeasterly a distance of 255 feet, more or less, to the northeasterly bank of said lake, thence turn left and run southeasterly along the northeasterly bank of said lake to the point of beginning, containing 1.6 acres.

Parcel II: Commence at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 36, Township 18 South, Range 1 East and run north on the east line of said 1/4-1/4 Section a distance of 784.90 feet, then turn left 95° 31' and run westerly a distance of 736.27 feet, thence turn left 63° 07' and run southwesterly a distance of 389 feet, more or less, to the northeasterly bank of a lake, for the point of beginning, thence turn 180° and run northeasterly a distance of 389 feet, more or less, thence turn right 130° 11' and run southeasterly a distance of 321 feet, more or less, to the northwesterly bank of said lake, thence turn right and run Southwesterly and Northwesterly along the bank of said lake to the point of beginning, containing 1.6 acres.

TRACT II: A part of the NW 1/4 of SE 1/4 of Section 36, Township 18 South, Range 1 East, more particularly described as follows: Commencing at the N.E. corner of said 1/4-1/4 Section and run West 434 feet for point of beginning; thence continue West along North boundary of said 1/4-1/4 Section 600 feet; thence turn left 90 deg. and run South 160 feet; thence turn left 90 deg. and run East 400 feet; thence turn left and run northeasterly in a straight line 256.13 feet to point of beginning. Situated in Shelby County, Alabama.

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PARCEL "C"

The SE 1/4 of NW 1/4 of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama.

This conveyance includes an easements for ingress and egress over and across existing road across SW 1/4 of NE 1/4, Section 36, Township 18 South, Range 1 East, to Shelby County road #55.

- SUBJECT TO:
- (1) Ad Valorem taxes for the current year.
  - (2) Rights of Way of transmission lines of record.
  - (3) To easements for ingress and egress to lands East and West of the above described lands, along existing road through said land and rights of other parties to use of said easement.
  - (4) Fence Northwest of the Southeast side of Tract II as shown by survey of Artis D. Coggin dated June, 1980.

Note 1: This is a Purchase Money Mortgage, given for the purpose of securing the balance of the purchase price of the hereinabove described real estate and is second and junior to that certain mortgage heretofore executed to Annie Lee E. Webb, Dewey D. Webb, Jr. and Mildred Webb by Blake Sherrod and Leslie B. Sieglman recorded in Real Volume 403, Page 743 on July 7, 1980' in the Probate Office of Shelby County, Alabama.

Note 2: It is hereby understood and agreed that the mortgagors have the right to prepay \$3,500.00 to the mortgagees and the mortgagees will release from this mortgage to the mortgagors one acres of land of the mortgagors choice in the above described land.

Note 3: This is not homestead property.

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

1987 JUN 26 PM 2:22

*Thomas A. Inoué, Jr.*  
CORRECTED  
JUDGE OF PROBATE

RECORDING FEES

Recording Fee	\$ 7.50
Index Fee	1.00
<b>TOTAL</b>	<b>\$ 8.50</b>