

550

WARRANTY DEED

500.00

STATE OF ALABAMA

~~PROVINE~~ COUNTY OF SHELBY
THIS INDENTURE, made this _____ day of September, 19 87, between

CAROLYN J. TITONE, married and, CHERYL J. HAWKINS, married
hereinafter referred to as "Grantor," and
CAROLYN J. TITONE

hereinafter referred to as "Grantee,"

WITNESSETH:

Grantor, for and in consideration of the sum of _____
TEN & NO/100 _____ DOLLARS (\$ 10.00)

and other considerations
in hand paid by Grantee, the receipt whereof is hereby acknowledged,

The property described herein does not constitute the residence or
homestead of the grantor.

hereby grants, bargains, sells and conveys unto Grantee, the following described real estate, to-wit:

Commence at the southwest corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section
15, Township 19 South, Range 2 West, in Shelby County, Alabama; thence
run east along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 379.39 feet
to a point on the northwesterly right-of-way line of Indian Crest
Drive; thence 57 degrees 31 minutes 42 seconds left and run northeasterly
along said right-of-way line for 55.09 feet to the beginning of a curve
to the right, said curve having a radius of 1,066.0 feet and a central
angle of 13 degrees 45 minutes 35 seconds; thence continue northeasterly
along the arc of said curve and along said right-of-way line of 256.00
feet to the end of said curve; thence at tangent to said curve continue
northeasterly along said right-of-way line for 231.89 feet to the
beginning of another curve to the right, said curve having a radius of
1,704.55 feet and a central angle of 3 degrees 25 minutes 14 seconds;
thence continue northeasterly along the arc of said curve and along said
right-of-way for 101.76 feet to the end of said curve; thence at tangent
to said curve continue northeasterly along said right-of-way line for
239.33 feet to a point; thence continue Northeasterly along the last
stated course and along said right-of-way line for 87.62 feet to the
beginning of a curve to the right, said curve having a radius of 1,607.21
feet and a central angle of 5 degrees 26' 42"; thence continue
Northeasterly along the arc of said curve and along said right of way
line for 112.38 feet to a point; thence deflect left 90 degrees and run
on the Northwesterly line of the Tract of land in that certain deed from
Law Lamar to Carolyn J. Titone and Cheryl J. Watkins recorded in Book
318, page 004, Probate Office, Shelby County, Alabama, 200 feet, more or
less, to a point; thence deflect right and run 928 feet to a point along
the said 318-004; thence deflect 90 degrees right, in a Southeasterly
direction to a point in the Northern right-of-way line of Indian Crest
Drive, the point of beginning; thence deflect right 180 degrees, and in a
Northwesterly direction to the last point, which said point is a point in
the Northern line in that certain deed recorded in Book 318, page 004,
Shelby County, Probate Office; thence deflect right and run in a
Northeasterly direction 215 feet, more or less, along the 318-004 to a
point; thence deflect right and run in a southeasterly direction to the
being the northernmost corner of the 318-004 tract.

BOOK 149 PAGE 897

**** CONTINUED ON BACK**
TO HAVE AND TO HOLD unto Grantee, and unto his heirs and assigns, forever.
Grantor, subject to any aforesaid exceptions and reservations, for himself and for his heirs, executors and
administrators, covenants with Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said prem-
ises; that they are free from all encumbrances; that he has a good right to sell and convey the same as aforesaid;
that he will, and his heirs, executors and administrators shall, warrant and defend the same to Grantee, his heirs
and assigns forever, against the lawful claims of all persons.
Whenever used, the singular number shall include the plural and the use of any gender shall be applicable to
all genders.
IN WITNESS WHEREOF, Grantor has executed these presents on the day and date first above written.

GRANTEE ADDRESS
2720 Cowan Av.
Birmingham, AL 35244

Carolyn J. Titone (L.S.)
Cheryl J. Hawkins (L.S.)
____ (L.S.)
____ (L.S.)

Copeland

STATE OF ALABAMA
ETOWAH COUNTY OF SHELBY

I, The undersigned, a Notary Public, in and for said County and State, hereby certify that CAROLYN J. TITONE, married and, CHERYL J. HAWKINS, married 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 of office this the 2ND day of September, 19 87
Bruce Reed Copeland
 Notary Public.

** CONTINUED FROM FRONT

Northerly right-of-way of Indian Crest Drive; thence turn right, and in a Westerly direction, along the Northerly right-of-way line of Indian Crest Drive to the point of beginning, said description embracing a portion of the Southwest Quarter of Section 15, Township 19, Range 2 West in Shelby County, Alabama.

This instrument was prepared by:
 COPELAND & COPELAND, Attorneys
 820 Chestnut Street
 Gadsden, Alabama 35901

BOOK 149 PAGE 898

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

1987 SEP -8 AM 11: 30

Thomas A. Snowden, Jr.
 JUDGE OF PROBATE

1. Notary Fee	1.50
2. Reg. Fee	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	6.50

WARRANTY DEED

CAROLYN J. TITONE and,

CHERYL J. HAWKINS

TO

CAROLYN J. TITONE

THE STATE OF ALABAMA
 ETOWAH COUNTY

Office of JUDGE OF PROBATE

Judge of Probate fee	\$ _____
Index fee	_____
Cart. fee	_____
Deed tax	_____
Rec. fee	_____
TOTAL	\$ _____

COPELAND & COPELAND

ATTORNEYS AT LAW
 820 CHESTNUT STREET
 GADSDEN, ALABAMA 35901