

✓ McKnight & Wirtes
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Birmingham, Alabama 35243
(205) 995-9665

519

STATE OF ALABAMA }
COUNTY OF SHELBY }

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of:

The sum of Sixty Two Thousand Four Hundred Forty and no/100 Dollars (\$62,440.00) the undersigned Don Kirby Construction, Inc. (hereinafter referred to as the "Grantor"), in hand paid by William A. Hand and Diane Hand (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged;

the said Grantor does by these presents, grant, bargain, sell, and convey unto the Grantee herein the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the N.E. Corner of Section 18, Township 21 South, Range 2 East, Shelby County, Alabama and run thence S 87 degrees, 03' 59" W a distance of 609.92, thence run S 1 degrees, 46' 31" E a distance of 4,185.83', thence run S 88 degrees, 13' 29" W distance of 633.27' to the point of beginning of the property being described, thence run S 20 degrees, 30' 37" E a distance of 205.52' to a point on the north margin of McClure Drive. Thence run S 89 degrees, 59' 59" W along the said margin of said Street a distance of 117.63' to the P. C. of a cul-de-sac curve to the right having a central angle of 42 degrees, 50' and a radius of 25.0, thence run along the arc of said curve an arc distance of 18.69' to the P. R. C. of a cul-de-sac curve to the left having a central angle of 132 degrees, 50' and a radius of 50.0', thence continue along the arc of said curve an arc distance of 115.92' to a point, thence run S 90 degrees, 00' 00" W a distance of 47.47' to a point, thence run N 2 degrees, 28' 25" E a distance of 463.37' to a point, thence run S 71 degrees, 34' 32" E a distance of 101.30' to a point, thence run S 20 degrees, 30' 37" E a distance of 222.81' to the point of beginning.

This conveyance is subject to the following:

1. Advalorem taxes for the year 1987 which said taxes are not due and payable until October 1, 1987.
2. Right of way to South Central Bell as recorded in Volume 253, page 825 and Volume 351, page 357 in the Probate

BOOK 149 PAGE 823

Office of Shelby County, Alabama.

3. Right of way to Alabama Power Company as recorded in Real 1, page 359, Volume 105, page 81, Volume 107, page 531, Volume 133, page 273, Volume 142, page 418 and Volume 165, page 116 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to said Grantee, William A. Hand and Diane Hand, their successors and assigns forever.

And the Grantor does, for itself and its heirs, legal representatives, successors and assigns, covenant with the said Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth above; that the Grantor has a good right to sell and convey the same as aforesaid; and that its will, and its successors and assigns shall, warrant and defend same to the said Grantee, William A. Hand and Diane Hand, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Don Kirby Construction, Inc., caused this conveyance to be executed this the 9th day of September, 1987.


DON KIRBY CONSTRUCTION, INC.

STATE OF ALABAMA }

COUNTY OF SHELBY }

I, the undersigned authority, in and for said county in said state, hereby certify that Don Kirby as President of Don Kirby Construction, Inc., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument he executed the same on behalf of said corporation on the day the same bears date.

Given under my hand and official seal this 2nd day of September, 1987.

Walter D. Shuler
Notary Public

MY COMMISSION EXPIRES OCTOBER 31, 1990

BOOK 149 PAGE 825

THIS GENERAL WARRANTY DEED IS TO BE FILED SIMULTANEOUSLY WITH THE MORTGAGE.

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

1987 SEP -8 AM 10:28

Thomas A. Shuler, Jr.
JUDGE OF THE CASE

1. Doc Tax	<u>14.00</u>
2. Mfg. Tax	_____
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>22.50</u>