

549

SEND TAX NOTICE TO:

(Name) Jerry L. Adaway
 Post Office Box 1451
 (Address) Columbiana, Alabama 35051

This instrument was prepared by
 (Name) Mike T. Atchison, Attorney
 Post Office Box 822
 (Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-86
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
 SHELBY } COUNTY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Four Thousand, Five Hundred and no/ 100 (\$4,500.00)-----DOLLARS

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

Gerald W. Espey and wife, Linda D. Espey

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

Jerry L. Adaway

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY County, Alabama, to-wit:

Commence at the SW corner of the SW 1/4 of Section 12, Township 21 South, Range 1 East; thence run East along the South line of said 1/4 Section for 1108.23 feet to the Northeasterly right of way of OLD LOKEY FERRY road; thence 129 deg. 08' 24" left run Northwesterly along said right of way for 152.70 feet to the point of beginning; thence continue last described course for 100.00 feet; thence 66 deg. 45' right run 194.02 feet; thence 109 deg. 05' right run 97.22 feet; thence 70 deg. 55' right run 201.71 feet to the point of beginning. According to survey of Thomas E. Simmons, L.S. #12945, dated September 10, 1987.

EXCEPTIONS TO TITLE:

1. Taxes for 1988 and subsequent years. 1988 taxes are a lien but not due and payable until October 1, 1988.
2. Right of way to State of Alabama as recorded in Deed Book 282, Page 370, in Probate Office.
3. Right of way to Shelby County as recorded in Real Record 014, Page 894, in Probate Office.
4. Easement to Town of Wilsonville as recorded in Deed Book 341, Page 867, in Probate Office.
5. Title to one-half interest in minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 166, Page 319.
6. Transmission line permits to Alabama Power Company recorded in Deed Book 131, Page 469, and Deed Book 169, Page 325, in Probate Office.

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 6th day of November, 1987.

Deed Tax \$ 4.50
 Mig. Tax _____
 Recording Fee 2.50
 Indexing Fee 1.00
 TOTAL 8.00

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS INSTRUMENT WAS FILED
 1987 NOV -9 PM 12:20
 JUDGE OF PROBATE

Gerald W. Espey (Seal)
 Gerald W. Espey
Linda D. Espey (Seal)
 Linda D. Espey

STATE OF ALABAMA }
 SHELBY } COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gerald W. Espey and wife, Linda D. Espey 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 bears date.

Given under my hand and official seal this 6th day of November, A. D., 1987.

Mike A

Mike T. Atchison

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