

50002

This instrument was prepared by:

Send Tax Notice to:

Richard C. Shuleva, Attorney
P.O. Box 1401
Alabaster, Alabama 35007

Joseph Booth
Rt. 3 Box 653
Pelham, AL 35124

1482
WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged, we,

Joseph Leonard Booth, a single man, and Barbara Renee Booth Monroe and her husband, Raymond William Monroe,

(herein referred to as grantors), grant, bargain, sell and convey unto,

Joseph Leonard Booth, a single man,

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

A parcel of land containing 0.75 acres, more or less, in the S.E. 1/4 of the S.E. 1/4 of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama; described as follows:

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Commence at the Southwest corner of said 1/4-1/4 section, thence run North 00 deg. 57 min. 45 sec. West along the West 1/4-1/4 line 344.62 feet to the center of a ditch and the point of beginning: thence run Southeast along said ditch the following courses: South 38 deg. 55 min. 00 sec. East a distance of 13.92 feet, South 77 deg. 05 min. 00 sec. East a distance of 16.33 feet, South 47 deg. 00 min. 54 sec. East a distance of 28.15 feet, South 60 deg. 03 min. 14 sec. East a distance of 72.22 feet, South 61 deg. 51 min. 17 sec. East a distance of 68.19 to a point on the Westerly right-of-way of Shelby County Highway #17, thence run 223.58 feet along the arc of counterclockwise curve having a delta angle of 16 deg. 26 min. 26 sec. and a radius of 779.17 feet, (North 17 deg. 54 min. 32 sec. West a distance of 222.81 feet - chord), to a concrete right-of-way monument, thence run North 26 deg. 07 min. 45 sec. West 238.15 feet to a point on the West 1/4-1/4 line, thence run South 00 deg. 57 min. 45 sec. West along said 1/4-1/4 line 323.98 feet to the point of beginning.

The legal description set out herein was furnished to preparer by the grantor herein without the benefit of title search.

The grantors herein, Joseph Leonard Booth, and Barbara Renee Booth Monroe, are the sole surviving heirs of Harold Booth, who died intestate on December 13, 1977. The persons holding a life estate in the above-said property, namely: Walter Booth and wife, Lillian Booth, died on June 11, 1977 and July 20, 1986, respectively.

TO HAVE AND TO HOLD, To the said GRANTEE, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23 day of October, 1987.

State of Michigan
County of Oakland

The Foregoing instrument was acknowledged before me this
23rd day of October, 1987, by Barbara Renee
Monroe and Raymond W. Monroe

Joseph Leonard Booth (Seal)
Joseph Leonard Booth

Barbara Renee Booth Monroe (Seal)
Barbara Renee Booth Monroe

Raymond William Monroe (Seal)
Raymond William Monroe

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, the undersigned authority, in and for said County, in said State, personally appeared Joseph Leonard Booth, who being known to me and being by me first duly sworn, under oath, states that the facts set forth in the foregoing are true and correct, according to the best of his knowledge, information and belief.

Given under my hand and official seal this 28th day of October, 1987.

Sammy E. Epper
Notary Public

My Commission Expires: 8-7-88

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

Before me, the undersigned authority, in and for said County, in said State, personally appeared Barbara Renee Booth Monroe and Raymond William Monroe, who being known to me and being by me first duly sworn, under oath, states that the facts set forth in the foregoing are true and correct, according to the best of his knowledge, information and belief.

Given under my hand and official seal this 23rd day of October, 1987.

Mary Kathryn Beguin
Notary Public Mary Kathryn Beguin

Notary Public, Macomb County, Michigan
Acting in Oakland County
My Commission Expires August 18, 1991

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

1987 NOV 23 AM 10:02

Thomas A. Schrock, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 1.50
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	2.00
TOTAL	7.50