

1047

SEND TAX NOTICE TO:

(Name) JOE HULON
(Address) P.O. Box 217
DE 1400, 264

This instrument was prepared by
(Name) C.B. Holliman
(Address) P.O. Box 20274 Birmingham, Alabama 35216

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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

That in consideration of Ten Dollars (\$10.00) and other valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Douglas Hulon 15000 ⁰⁰

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Joe Hulon an
Undivided 65% interest and Jeff Hulon an undivided 35% interest

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

(Legal Description attached hereto marked Exhibit "A" and made a part hereof.)

This Conveyance subject to:

- 1. Easements and restrictions of record.

The Grantor herein, Douglas Hulon, hereby certifies that the property
described in this Conveyance or any part thereof is not his Homestead.

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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, I have hereunto set my hands(s) and seal(s), this
day of September, 19 87

.....(Seal) Douglas Hulon.....(Seal)
.....(Seal)(Seal)
.....(Seal)(Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, The Undersigned, a Notary Public in and for said County, in said State,
hereby certify that Douglas Hulon
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance He executed the same voluntarily
on the day the same bears date.
Given under my hand and official seal this September day of September, A. D., 19 87

State of Alabama
Shelby County

re: Houlon, Red
parcel "C"

A parcel of land containing 2.0 acres in the Southeast Quarter of the Northeast Quarter (SE 1/4 - NE 1/4) of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:
Commence at the Northwest corner of said 1/4 - 1/4 section;
Thence run south along the east 1/4 - 1/4 line 584.63 feet to the southerly right-of-way (r.o.w.) of Industrial Park Drive;
Thence turn left 106 deg. 49 min. 23 sec. and run northeast along said r.o.w. 8.67 feet to the point of beginning;
Thence continue last course 40.54 feet to the point of a clockwise curve having a delta angle of 31 deg. 09 min. 30 sec. and a radius of 333.66 feet;
Thence run along the arc of said curve 181.45 feet;
Thence continue tangent to said curve 300.00 feet along said r.o.w.;
Thence turn right 90 deg. 00 min. 00 sec. and run south 100.42 feet to a chain link fence;
Thence run along said fence the following courses:
Thence turn right 35 deg. 39 min. 53 sec. and run southwest 234.79 feet;
Thence turn right 84 deg. 12 min. 59 sec. and run northwest 70.38 feet;
Thence turn right 42 deg. 01 min. 07 sec. and run north 75.56 feet;
Thence turn right 01 deg. 23 min. 49 sec. and run north 32.56 feet;
Thence turn left 18 deg. 58 min. 16 sec. and run northwest 23.61 feet;
Thence turn left 64 deg. 46 min. 01 sec. and run west 116.79 feet;
Thence turn left 01 deg. 06 min. 20 sec. and run west 51.59 feet;
Thence turn left 04 deg. 13 min. 26 sec. and run west 54.02 feet;
Thence turn right 86 deg. 40 min. 11 sec. and run north 119.93 feet to the point of beginning.

I, Amos Cory, a Registered Land Surveyor, hereby certify that this is a true and correct plat or map of the above described property. The buildings on said premises are located within the lines of same, and there are no visible encroachments of buildings, rights-of-way, easements, or joint driveways on or across said land except as shown; there are no visible encroachments by electric or telephone wires (excluding wires which serve the premises only) or structures or supports thereon, including poles, anchors or guy wires on or over said premises, except as shown.

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found that the above described property is not within a special flood hazard area.

According to my survey this 18th day of June 1987.

Job #: 87-383
fb/pg: 403/16



Amos Cory
Amos Cory, R.L.S. #10550
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 DEC 15 AM 11:30

Thomas A. Shreve, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 15.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 21.00

Exhibit "A" Douglas Hulon
to
65% undivided interest to Joe Hulon
35% undivided interest to Jeff Hulon