

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

354

This instrument was prepared by

(Name) James E. Roberts, Attorney

(Address) 2230 Third Avenue North, Birmingham, Alabama 35203

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:

5/1000

That in consideration of Ten Dollars and other good and valuable consideration

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

Thomas N. Kearns, individually

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

Evelyn D. DeMarco, Mary Louise D. O'Flanagan, and Joseph S. DeMarco

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

All of that undivided one-fourth interest owned by my wife, Josephine DeMarco Kearns.

Legal Description attached as Exhibit A.

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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 30th day of December, 1987.

Edward J. Foster (Seal)
Robert G. Kearns (Seal)

(Seal)

Thomas N. Kearns (Seal)
Thomas N. Kearns, individually

(Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA
Jefferson COUNTY

I, _____ the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas N. Kearns, individually 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 30th day of December A. D., 1987.

Commission Expires: 5-2-89

Cassidy Diane Blue

Lucas Little
316 - 21st Street North
Birmingham, Alabama 35203

EXHIBIT A

Legal Description

From the Southwest corner of Section 13, Township 20 South, Range 3 West, run Easterly along the South boundary line of Section 13, Township 20 South, Range 3 West, 764.69 feet, more or less, to the point of intersection of the South boundary line of Section 13, Township 20 South, Range 3 West and the West right of way line of U.S. Highway 31; thence turn in an angle of 102 degrees 18 minutes to the left and run Northwesterly along the West right of way line of U. S. 31 Highway, 1317.8 feet; thence turn an angle of 77 degrees 42 minutes to the left and run Westerly 878.51 feet to a point in the center of the Old Birmingham-Montgomery Highway; thence turn an angle of 92 degrees 09 minutes to the right and run Northeasterly along the center of the Old Birmingham-Montgomery Highway for 303.24 feet; thence turn an angle of 03 degrees 28 minutes to the right and continue Northeasterly along the center of the Old Birmingham-Montgomery Highway for 292.83 feet to the point of beginning of the property herein described; thence turn an angle of 84 degrees 23 minutes to the right and run Easterly for 430.0 feet; thence turn an angle of 93 degrees 41 minutes to the right and run Southwesterly 295.47 feet to the North boundary of the lot conveyed by Leonard & Company, Inc. to Bethea Company, Inc. by deed recorded in the Probate Office of Shelby County, Alabama, in Deed Book 244, Page 635; thence run Easterly along the North boundary of said Bethea Company property to its intersection with the West right of way line of U. S. Highway 31; thence Northerly along the West boundary of said right of way of said highway to its intersection with the North boundary of the NW 1/4 of SW 1/4 of Section 13, Township 20 South, Range 3 West; thence Westerly along the North boundary of said NW 1/4 of SW 1/4 and NE 1/4 of SE 1/4 of Section 14, Township 20, Range 3 West to the intersection of said NE 1/4 of SE 1/4 and the center line of the Old Birmingham-Montgomery Highway; thence Southerly along the center of said Old Birmingham-Montgomery Highway to the point of beginning.

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

88 FEB -5 AM 11:46

F. Thomas W. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>1.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>7.00</u>

P 79715