

135

This Instrument Prepared By:
James F. Burford, III, Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

18.50

Send Tax Notice To:
PAM AUSLEY
3530 INDEPENDENCE DR.
HOMMWOOD, AL
35209

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED FIVE THOUSAND & 00/100 Dollars (\$105000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Robert Riley, a married man, and Robert A. Enoch, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Pam Ausley (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel 5-D, Saddle Creek, as more fully described on Exhibit "A" attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes for the year 1988 and thereafter. (2) Restrictions, covenants and conditions as set out in instrument recorded in Real 56, Page 779 in Probate Office. (3) Public utility easements as shown by survey of Jim C. McCullers, dated March 19, 1987, including a 25 foot slope easement on West side. (4) Agreement as set out in instrument recorded in Real 68, Page 929 in Probate Office. (5) Subject to easement and maintenance obligation as recorded in Real 56, Page 783 in Probate Office. (6) Easement to Alabama Power Company as shown by instrument recorded in Real 133, Page 551 in Probate Office.

PAM AUSLEY IS ONE & THE SAME PERSON AS PAMELA R. AUSLEY

The property conveyed herein does not constitute the homestead of either of the Grantors or their spouses.

\$ 95000.00 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, her 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, her heirs and assigns forever, against the lawful claims of all persons.

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Natl Bank of Commerce

IN WITNESS WHEREOF, we have hereunto set our hands and seals
this 5 day of FEB., 1988.

Robert Riley
Robert Riley

Robert A. Enoch
Robert A. Enoch

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Kay H. Mott, a Notary Public in and for said
County, in said State, hereby certify that Robert Riley, a
married man, and Robert A. Enoch, a married man, whose names 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 5th day of
February, 1988.

Kay H. Mott
Notary Public

My Commission Expires: 11-6-88

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EXHIBIT "A"
RILEY AND ENOCH TO AUSLEY

A parcel of land situated in the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 18 South, Range 1 West, Huntsville Meridian, being more particularly described as follows: Commence at the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 18 South, Range 1 West; thence South 1 deg. 59 min. 30 sec. East, along the West line of 1/4 1/4 Section, 1332.50 feet to the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section; thence North 87 deg. 24 min. 53 sec. East, along the South line of said 1/4 1/4 Section, 919.82 feet to a point, and the point of beginning; thence continue along previously described course 407.70 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section; thence North 2 deg. 07 min. 08 sec. West along the East line of said 1/4 1/4 Section, 762.43 feet to a point; thence South 87 deg. 27 min. 45 sec. West, 544.55 feet to a point; thence South 14 deg. 36 min. 16 sec. West, 177.90 feet to a point; thence South 87 deg. 24 min. 53 sec. West, 299.48 feet to the beginning of a curve to the left, said curve having a central angle of 11 deg. 59 min. 58 sec., a radius of 350 feet, an arc length of 73.30 feet, and a chord of 73.17 feet as measured along a bearing of South 81 deg. 24 min. 53 sec. West; thence along said arc, 73.30 feet to the point of tangency; thence South 75 deg. 24 min. 53 sec. West 126.50 feet to the beginning of a curve to the right, said curve having a central angle of 11 deg. 59 min. 58 sec., a radius of 450 feet, an arc length of 94.24 feet, and a chord of 94.07 feet as measured along a bearing of South 81 deg. 24 min. 53 sec. West; thence along said arc 94.24 feet to the point of tangency; thence South 87 deg. 24 min. 53 sec. West 140.92 feet to the intersection of the West line of said 1/4 1/4 Section; thence South 1 deg. 59 min. 30 sec. East, along said 1/4 1/4 Section line 50 feet to a point; thence North 87 deg. 24 min. 53 sec. East 141.44 feet to the beginning of a curve to the left, said curve having a central angle of 11 deg. 59 min. 58 sec., a radius of 500 feet, an arc length of 104.72 feet, and a chord of 104.52 feet as measured along a bearing of North 81 deg. 24 min. 53 sec. East; thence along said arc 104.52 feet to the point of tangency; thence North 75 deg. 24 min. 53 sec. East, 126.50 feet to the beginning of a curve to the right, said curve having a central angle of 11 deg. 59 min. 58 sec., a radius of 300 feet, an arc length of 62.83 feet, and a chord of 62.74 feet as measured along a bearing of North 81 deg. 24 min. 53 sec. East; thence along said arc, 62.83 feet to the point of tangency; thence North 87 deg. 24 min. 53 sec. East 300.61 feet to a point; thence South 21 deg. 10 min. 08 sec. East, 572.77 feet to the beginning; being situated in Shelby County, Alabama.

I CERTIFY THAT THIS INSTRUMENT WAS FILED

88 FEB 11 PM 12:13

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 10.00
2. Mtg. Tax	—
3. Recording Fee	7.50
4. Indexing Fee	1.00
TOTAL	18.50