

1709
WARRANTY DEED

Send Tax Notice Grantee
Route 6, Box 42 H 500 90
Montevallo, AL 35115

THE STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS, That

IN CONSIDERATION of Ten and No/100 (\$10.00) Dollars and love and affection,

to the undersigned grantors, Shirley Tidwell and husband, Jack Tidwell,

in hand paid by Tony Lee Tidwell

the receipt whereof is acknowledged we the said Shirley Tidwell and husband, Jack Tidwell,

do

GRANT, BARGAIN, SELL AND CONVEY unto the said Tony Lee Tidwell

the following described real estate, situated in

Shelby

County, Alabama:

181 393
A lot or parcel of land lying and being situated partly in the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and partly in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, all in Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: From the SW corner of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, run South for 12.9 feet to a point on a fence; thence deflect an angle to the left of 86 deg. 26 min. and run Easterly along a fence for 66 feet; thence deflect an angle to the right of 87 deg. 31 min. and run Southerly along a fence for 38.1 feet; thence deflect an angle to the left of 91 deg. 13 min. and run Easterly along a fence for 86 feet to a point on the Westerly right of way line of Shelby County Road No. 17; thence run Northerly along said road right of way line (a curve concave to the right) for 318 feet, more or less, thence run West and parallel to the North $\frac{1}{2}$ - $\frac{1}{2}$ line for 164.82 feet; thence deflect an angle to the left of 90 deg. 00 min. and run South for 266.8 feet, and back to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.
Mining and mineral rights excepted.

Also, included in the Deed is the interest of William Edgar Lovelady, III, as set out in "Agreement Concerning Water Well" of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said Tony Lee Tidwell, his

heirs, successors and assigns, forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said

Tony Lee Tidwell, his

heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all liens and encumbrances; except as noted above and current ad valorem taxes;

that we have have a good and present right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall forever warrant and defend the same to the said

Tony Lee Tidwell, his

heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this the 21 day of

April, 1988.

WITNESSES:

[Signature]

[Signature] (SEAL)
Shirley Tidwell
[Signature] (SEAL)
Jack Tidwell

_____ (SEAL)

Att-4-Box 94
21, 1988, 10:15

SHIRLEY TIDWELL and husband,
JACK TIDWELL

TO

TONY LEE TIDWELL

Warranty Deed

THE STATE OF ALABAMA

Shelby

County

I, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for

registration in this office of the day of

19 , and was recorded in

Vol Record of Deeds,

Pages on the

day of 19

Judge of Probate.

Recording Fee, \$

State Tax \$

PRITCHARD, McCALL & JONES

Attorneys-At-Law
Birmingham, Alabama

THE STATE OF ALABAMA,
SHELBY County

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that

Shirley Tidwell and husband, Jack Tidwell,

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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21 day of April, A. D. 1988.

Marvin Lee Jones
Notary Public

THIS INSTRUMENT PREPARED BY

ALEXANDER W. JONES, JR.

PRITCHARD, McCALL, JONES, SPENCER & O'KELLEY

901 BROWN-MARX BUILDING

BIRMINGHAM, ALABAMA 35203

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

88 APR 26 AM 8:23

Thomas A. Spencer, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 1.50
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.50

466 394
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BOOK 1808