

This instrument was prepared by

(Name) LARRY L. HALCOMB

(Address) ATTORNEY AT LAW
2512 OLD MONTGOMERY HIGHWAY

WARRANTY DEED HOMEWOOD, ALABAMA 35209

451
Send Tax Notice To: James H. Dunbar
name

address

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty three thousand & No/100 (33,000.00)

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

B. J. Caton & wife, Donna L. Caton

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

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

SEE ATTACHED EXHIBIT "A"

Minerals and mining rights excepted.

Subject to taxes for 1988.

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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, we have hereunto set our hands(s) and seal(s), this 5th day of July, 1988.

(Seal)

(Seal)

(Seal)

B. J. Caton
B. J. Caton
Donna L. Caton

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that B. J. Caton & wife, Donna L. Caton 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 July, A. D., 1988.

Larry L. Halcomb

Notary Public

Larry Halcomb

EXHIBIT "A"

A part of the Northeast quarter of the Southwest quarter of Section 36, Township 18 South, Range 1 East more particularly described as follows:

Being at the Northwest corner of the Northeast quarter of the Southwest quarter of Section 36, Township 18 South, Range 1 East of the Huntsville Principle Meridian, and run Easterly along the North line of said quarter-quarter a distance of 334.00 feet; thence turn 89 degrees 33 minutes to the right and run Southerly and parallel with the West line of said quarter-quarter a distance of 1307.21 feet to an iron pin set at a fence, said fence being the agreed upon property line between Mr. A. C. Bronaugh and Mr. Porter Goodwin thence turn 89 degrees 25 minutes to the right and run Westerly along said fence a distance of 334.00 feet, more or less, to the West line of said quarter-quarter thence turn 90 degrees, 35 minutes to the right and run Northerly along the West line of said quarter-quarter distance of 1313.23 feet to the Point of Beginning.

Situated in Shelby County, Alabama.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUL -8 AM 10: 54

Thomas A. Shivers, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>33.00</u>
2. Mtg. Tax	<u>5.00</u>
3. Recording Fee	<u>1.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>39.00</u>