

680

This instrument was prepared by  
(Name) Onnie D. Dickerson, III  
(Address) 680 Olde Towne Road  
Birmingham, Alabama 35216

Send Tax Notice To: \_\_\_\_\_  
name \_\_\_\_\_  
address \_\_\_\_\_

WARRANTY DEED-

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Seven Thousand Eight Hundred Eighty Six and 50/100 (\$47886.50) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
br we. Douglas Keith Robinson, and his wife Connie F. Robinson

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

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

Part of the Southeast 1/4 of Section 7, Township 18, South, Range 1 East,  
Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northeast 1/4 of the Southeast 1/4  
of Section 7, Township 18 South, Range 1 East, Shelby County, Alabama and run  
in an Easterly direction along the South line of said 1/4 - 1/4 Section a  
distance of 225.82 feet to a Point on the Northwest right-of-way line of the  
Dunnivant Valley Road; thence deflect 65 degrees 58 minutes 20 seconds to the  
tangent of a curve to the right having a central angle of 12 degrees 13  
minutes 30 seconds and a radius of 1612.50 feet, and run in a Northeasterly  
direction along the arc of said curve, which is the Northwest right-of-way  
line of said road, a distance of 344.03 feet to a Point marked by a concrete  
right-of-way boundary marker; thence run in a Northeasterly direction along  
the tangent of said curve a distance of 86.14 feet to the Point of Beginning  
of the herein described parcel; thence deflect 98 degrees 20 minutes 20  
seconds and run to the left in a Northwesterly direction a distance of 506.97  
feet to a Point; thence turn and interior angle of 40 degrees 46 minutes 35  
seconds and run to the right in a Northeasterly direction a distance of 241.24  
feet to a Point; thence turn an interior angle of 115 degrees 36 minutes 25  
seconds and run to the right in a Southeasterly direction a distance of 356.36  
feet to a Point on the Northwest right-of-way line of Dunnivant Valley Road;  
thence turn an interior angle of 105 degrees 16 minutes 30 seconds and run to  
the right in a Southwesterly direction along said right-of-way a distance of  
15.00 feet to the Point of Beginning of the herein described parcel.

SUBJECT TO: (1) Ad Valorem taxes for the year 1988, and subsequent years (2)  
Easements, Restrictions, Rights-of-Way and reservations of record, if any.  
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 7th  
day of October, 1988

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

Recd 48.00  
Rec 2.50  
25 Sept 1.00  
Ind 51.50

88 OCT 11 AM 8:06

Douglas Keith Robinson (Seal)  
Douglas Keith Robinson

Connie F. Robinson (Seal)  
Connie F. Robinson

Judge of Probate (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 Douglas Keith Robinson, and his wife Connie F. Robinson  
whose name S 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 7th day of October, A. D., 1988

Onnie D. Dickerson III  
Notary Public

My Commission Expires: 4/29/92

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