

1044

Send Tax Notice to
Joe L. Tidmore and Charles O. Tidmore
Columbiana, Alabama 35051

This instrument was prepared by:
Wallace, Ellis, Head & Fowler, Attorneys
Columbiana, Alabama 35051

REGULAR WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THIRTY THOUSAND & NO/100 (\$30,000.00) DOLLARS to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, JAMES BROWN and wife, ELMA BROWN, (herein referred to as grantor), grant, bargain, sell and convey unto JOE L. TIDMORE and CHARLES O. TIDMORE (herein referred to as grantees), an undivided three-fourth's (3/4) interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

BOOK 218 PAGE 191

A parcel of land located in Section 1, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the point of intersection of the East right of way line of Interstate Highway No. 65 with the East right of way line of U. S. Highway No. 31; run thence North 21 deg. 50 min. West along said East right of way line of said Interstate Highway No. 65 for 23.28 feet; thence right 113 deg. 00 min. and South 88 deg. 50 min. East for 328.58 feet to the point of beginning of the parcel herein described; thence continue along the same course a distance of 105.92 feet; thence right 72 deg. 47 min. and South 16 deg. 03 min. East for 189.37 feet; thence right 100 deg. 13 min. and South 84 deg. 10 min. West for 216.14 feet to a point on the East right of way line of U. S. Highway No. 31 which is 325.29 feet SE of the point of commencement; thence right 41 deg. 50 min. and North 54 deg. 00 min. West for 75.29 feet; thence 90 deg. 00 min. right 200.07 feet to the point of beginning. EXCEPTING therefrom any and all easements and rights-of-way for roadway purposes, and Subject to transmission line permits of record, or in actual being.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seals
this 7th day of December, 1988.

✓ James Brown
James Brown
✓ Elma Brown
Elma Brown

STATE OF MISSOURI)
SCOTT COUNTY)

I, the undersigned, a Notary Public in and for said County,
in said State, hereby certify that James Brown and wife, Elma
Brown, 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 seal this 7th day of December,
1988.

✓ Patricia Jackson
Notary Public Patricia Jackson

My commission expires: June 10, 1990

BOOK 218 PAGE 192

STATE OF ALA. SHIRLEY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC 15 PM 12:07

Shirley W. [Signature]
JUDGE OF PROBATE

1. Dead Tax	\$ <u>30.00</u>
2. Mtg. Tax	_____
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>36.00</u>