

1045

WARRANTY DEED

THE STATE OF ALABAMA

JEFFERSON COUNTY

Know All Men by These Presents, That in consideration of Ten Dollars and other good and valuable consideration other good and valuable consideration to the undersigned Salem N. Resha, Jr., Trustee for the Bankruptcy Estate of Jesse Abbott, case number 86-9134, and for the Bankruptcy Estate of Tommy and Jackie Abbott, case number 86-9133, in the United States Bankruptcy Court for the Northern District of Alabama, Southern Division, hereinafter referred to as "Grantor", in hand paid by Sherman Holland, Jr., hereinafter referred to as "Grantee", the receipt whereof is acknowledged by him, the said Grantor does grant, bargain, sell and convey unto the said Grantee, Sherman Holland, Jr., the following described real estate situated in Shelby County, Alabama, to-wit:

TRACT 3

The South One-Half of the Southwest Quarter of the Northeast Quarter of Section 1, Township 20 South, Range 2 East, LESS and EXCEPT the following:

Commence at the SW corner of the SW 1/4 of the NE 1/4 Section 1, Township 20 South, Range 2 East, as set by Ray and Peoples; thence run North along the West line of said 1/4 - 1/4 Section a distance of 522.56 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 659.20 feet to the point of beginning. Thence turn an angle of 37 degrees 12 minutes to the right and run a distance of 210.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 210.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 210.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 210.00 feet to the point of beginning. Situated in SW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 East. Shelby County, Alabama.

ALSO LESS and EXCEPT the following described property;

Commence at the Southeast corner of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 1; thence North 211.6 feet along the East boundary of said South Half; thence left 59° 54' 20", Northwest 20.91 feet to the West right of way of Highway 85, said point being the point of beginning; thence continue along the previously described course 300.27 feet; thence right 61° 06' 25", North 257.02 feet; thence left 74° 21' 50" Northwest 121.3 feet, more or less, to the North boundary of said South Half; thence right 162° 50', East along said North boundary 352.3

BOOK 218 PAGE 193

P.O. Box 1008
A. Tabaster, AP
38007

the point of beginning.

TRACT 4

The North One-half of the Southwest Quarter of the Northeast Quarter of Section 1, Township 20 South, Range 2 East, along with a triangular parcel of land off the Northeast corner of the South Half of the Southwest Quarter of the Northeast Quarter of Section 1, described more particularly as follows:

Commence at the Southeast corner of the North Half of the Southwest Quarter of the Northeast Quarter of Section 1, Township 20 South, Range 2 East; thence West 36 feet, more or less, along the South boundary said North Half to the West right of way of Highway 85, said point being the point of beginning; thence continue along the previously described course 352.3 feet; thence left 162' 50', Southeast 370.0 feet the aforementioned right of way; thence left 107' 50', North 109.2 feet to the point of beginning.

NO SURVEY PREPARED.

Sold subject to the following:

1. Ad valorem taxes due but not payable.
2. All liens, encumbrances, easements, and restrictions of record.
3. Right of Way as shown by instrument recorded in Deed Book 330, Page 124.
4. Subject to rights, if any, in and to roads described in affidavit recorded in Misc. Book 38, Page 34.
5. Right of Way granted to Alabama Power Company By instruments recorded in Deed Book 114, Page 211.
6. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 342, Page 955.
7. Easement as referred to by instrument recorded in Mortgage Book 388, Page 655.

Grantor conveys whatever interest in the subject property he may have by virtue of his status as trustee of the bankruptcy estate referenced above.

All property and improvements thereon sold "AS IS", with no warranties.

To Have and to Hold, To the said Grantee, his heirs and assigns forever.

And I do, as Trustee, covenant with the said Grantee, Sherman Holland, his heirs and assigns, that, as Trustee, I am lawfully seized in fee simple of said premises; that it is free

from all encumbrances except as set out above; that I have a good right to sell and convey the same as aforesaid.

In Witness Whereof, I have hereunto set my hand and seal, this 28 day of November, 1988.

WITNESSES:

M. H. Hator
WITNESS

Salem N. Resha, Jr.
SALEM N. RESHA, JR., Trustee
for the Bankruptcy Estate
of Jessie Abbott, case # 86-
9134 and for Tommy and Jackie
Abbott, case # 86-9133

THE STATE OF ALABAMA †
JEFFERSON COUNTY †

I, Kathryn Belinda Kearney, a Notary Public in and for said County, in said State, hereby certify that Salem N. Resha, Jr. as Trustee for the Bankruptcy Estate of Jessie Abbott, case # 86-9134 and as Trustee for Bankruptcy Estate of Tommy and Jackie Abbott, case # 86-9133, who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily on the date the same bears date.

In witness whereof, I hereunto set my hand, this 28th day of November A.D. 1988.

Kathryn Belinda Kearney
NOTARY PUBLIC
My Commission Expires: 2-18-90

BOOK 218 PAGE 195

STATE OF ALA. SHELLEY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC 15 PM 1:23

Thomas A. Shaw
JUDGE OF PROBATE

1. Dead Tax	\$ 33.00
2. Mig. Tax	
3. Recording Fee	7.50
4. Indexing Fee	1.00
TOTAL	41.50