

1098

\$20,860.00

STATE OF ALABAMA
COUNTY OF SHELBY

MAIL TAX NOTICE TO:
JAMES ADAMS
Rt. 2, Box 18AA
Calera, Alabama 35040

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 (\$10.00)----- Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we James Adams and wife, Catherine Adams (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James Adams, a married person (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

See Exhibit "A" attached hereto and incorporated herein.

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 hand(s) and seal(s), this 13th day of December, 1988.

James W. Adams (Seal)
Catherine Adams (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, Vernon W. LeMay, a Notary Public in and for said County, in said State, hereby certify that James Adams and wife, Catherine Adams whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 13th day of December, A.D., 1988.

Vernon W. LeMay
Notary Public

This Instrument Prepared By:
Vernon W. LeMay, P.C.
Beacon Ridge Tower, Suite 950
600 West Beacon Parkway
Birmingham, Alabama 35209

EXHIBIT A - LEGAL DESCRIPTION

Beginning at the Southeast corner of the Northwest quarter of the Southeast quarter of Section 13, Township 20 South, Range 3 West, City of Pelham, Shelby County, Alabama, and run thence N 88 degrees 36 minutes 56 seconds W along the South line of said quarter-quarter a distance of 387.65 feet to a point; thence run N 25 degrees 17 minutes 21 seconds E a distance of 257.84 feet to a point; thence run S 64 degrees 42 minutes 39 seconds E a distance of 70.0 feet to a point on a cul-de-sac curve to the left having a central angle of 81 degrees 59 minutes 40 seconds and a radius of 80.0 feet; thence run along the arc of said cul-de-sac curve an arc distance of 114.49 feet to a point; thence run S 80 degrees 35 minutes 48 seconds E a distance of 368.60 feet to a point on the Westerly right-of-way line of Interstate Highway No. 65-(I-65); thence run S 22 degrees 53 minutes 43 seconds W along said right-of-way line a distance of 47.71 feet to the P.C. of a highway curve to the left having a central angle of 1 degree 43 minutes 35 seconds and a radius of 5,054.58 feet; thence run along the chord of said highway curve a chord distance of 152.29 feet to a point on the South line of the Northeast quarter of the Southeast quarter of same said Section 13; thence run N 88 degrees 36 minutes 56 seconds W along said quarter-quarter line a distance of 174.65 feet to the point of beginning. Situated in Shelby County, Alabama.

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STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JAN 17 AM 8:48

Thomas W. Henderson, Jr.
JUDGE OF PROBATE

1. Doc. Tax	\$ <u>21.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>27.00</u>