

1313

Book 127, Page 214

This instrument was prepared by
(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMWOOD, ALABAMA 35209
WARRANTY DEED-

Send Tax Notice To: Jack C. Hatchett
name
address

STATE OF ALABAMA }
Shelby & Bibb COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three hundred seventy five thousand & No/100 (375,000.00)

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

C. D. Howard & wife, Merle H. Howard

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

Jack C. Hatchett

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

See Legal Description on attached Exhibit "A".

Subject to taxes for 1989.

Subject to items on attached Exhibit "B".

FILED
IN PROBATE OFFICE
BIBB COUNTY, AL
Deed TK 37500
1989 APR 11 PM 2:53
GEORGE ALLEN DESKICID
JUDGE

Deed Book 127,
page 214

BOOK 235 PAGE 754

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 6th day of April, 1989.

(Seal)
(Seal)
(Seal)

C. D. Howard (Seal)
C. D. Howard
Merle H. Howard (Seal)
Merle H. Howard
(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 C. D. Howard & wife, Merle H. Howard 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 name bears date.

Given under my hand and official seal this 6th day of April, 1989.

Larry L. Halcomb
Notary Public

Notary Public

Book 127, Page 215

EXHIBIT "A"

Tract I

Part of Section 19, Township 24 North, Range 12 East, Bibb County, Alabama, described as follows: From the NW corner of said section, run East along the Section line 90.6 feet; thence South parallel to the West line of the Section, 2290 feet, more or less, to the center of Mahan Creek; thence Easterly along said creek to a point 1157.8 feet East of the West line of said Section; thence North parallel to the Section line 1760 feet, more or less; to the North line of said Section; thence West along said line 1067.2 feet to the point of beginning; being situated and lying in Bibb County, Alabama.

Tract II

Part of Section 18, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: From the SW corner of said section, run East along the Section line, 90.6 feet to the point of beginning; thence continue East along the Section line, 1067.2 feet; thence North parallel to the Section line, 980 feet, more or less, to the South right-of-way of Alabama Highway No. 25; thence Westerly along said right-of-way of, 1079.7 feet to a point 90.6 feet East of the West line of the Section; thence South to the point of beginning; being situated in Shelby County, Alabama.

Tract III

Commence at the NW corner of Section 19, Township 24 North, Range 12 East, Bibb County, Alabama and run East along the North line of said Section 19, for a distance of 1157.8 feet; thence right 88 deg. 46 min. 48 sec. and run South and parallel to the West line of said Section for a distance of 1278.47 feet to point of beginning; thence left 70 deg. 00 min. and run Southeasterly for a distance of 150.0 feet, more or less, to a point of intersection with the centerline of Mahan Creek; thence Southerly and Westerly along the meanderings of said creek centerline to a point of intersection with a line which is 1157.54 feet East of and parallel to the West line of said Section 19; thence Northerly along said parallel line 450.73 feet, more or less, to the point of beginning; being situated in Bibb County, Alabama.

Mineral and mining rights excepted.

Book 127, Page 216

EXHIBIT "B"

1. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 136 page 326; Deed Book 133 page 583; Deed Book 127 page 507; Deed Book 127 page 329; Deed Book 99 page 85 and Deed Book 99 page 86 in Probate Office.
2. Right-of-Way granted to Shelby County by instrument recorded in Deed Book 74 page 96 and Deed Book 82 page 558 and Deed Book 108 page 121 in Probate Office.
3. Right-of-Way granted to Bibb County by instrument recorded in Deed Book 36 page 145 in Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in deed Book 92 page 463 (Bibb County) in Probate Office.
5. Right-of-Way granted to Shelby County under condemnations proceedings in Minute Book 14 page 195 in Shelby County.
6. Encroachment of gravel drive outside of boundary in Northwest corner as shown by survey of Laurence D. Weygand Dated March 29, 1989.
7. Power Poles and Lines as shown by survey of Laurence D. Weygand dated March 29, 1989.

BOOK 235 PAGE 756

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

89 APR 25 AM 11: 05

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax	\$	_____
2. Mtg. Tax		_____
3. Recording Fee		<u>7.50</u>
4. Indexing Fee		<u>3.00</u>
TOTAL	\$	<u>10.50</u>