

This instrument was prepared by

86

(Name) Jack G. Davis

(Address) 615 Frank Nelson Bldg.

## WARRANTY DEED-

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fourteen Thousand

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

Timothy and Karen Bagwell, husband and wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Larry Townley(herein referred to as grantee, whether one or more), the following described real estate, situated in  
County, Alabama, to-wit:

## LEGAL DESCRIPTION

## TRACT II

COMMENCE AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 2 WEST; THENCE RUN N 1°00' E ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 497.27 FEET; THENCE N36°46'W A DISTANCE OF 273.40 FEET; THENCE S 87°39'E A DISTANCE OF 452.80 FEET TO THE P.O.B.; THENCE N2°29'45'E A DISTANCE OF 395.00'; THENCE S87°30'15"E A DISTANCE OF 23.39 FEET TO THE CENTER LINE OF BISHOP CREEK; THENCE S 20°56'15E A DISTANCE OF 177.25 FEET; THENCE S 1°57'15"E A DISTANCE OF 241.36 FEET; THENCE S 1°57'08" E A DISTANCE OF 158.26 FEET; THENCE S 79°23'53" W FOR A DISTANCE OF 63.66 FEET; THENCE N 55°18'10" W A DISTANCE OF 107.23 FEET; THENCE N 68°02'31" W A DISTANCE OF 79.99 FEET; THENCE N 46°55'19" E A DISTANCE OF 123.81 FEET TO THE POINT OF BEGINNING. CONTAINING 1.50 ACRES MORE OR LESS. ALSO INGRESS AND EGRESS EASEMENT:

COMMENCE AT THE SW CORNER OF THE NE 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 2 WEST; THENCE RUN N 1°00' E ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 497.27 FEET; THENCE N36°46'W A DISTANCE OF 273.40 FEET; THENCE S 87°39' E A DISTANCE OF 9.66 FEET TO THE CENTER LINE OF A 15' INGRESS AND EGRESS EASEMENT; THENCE S 36°46' E A DISTANCE OF 125.00 FEET; THENCE RUN N53°14' E A DISTANCE OF 141.83 FEET; THENCE S 87°39' E A DISTANCE OF 246.84 FEET TO THE POINT OF ENDING. CONTAINING 0.18 ACRES MORE OR LESS.

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 GRANTEE(S), 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 GRANTEE(S), 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 30<sup>th</sup> day of May, 1989.

STATE OF ALABAMA  
I CERTIFY THAT  
THIS DOCUMENT WAS  
SIGNED AND SWORN TO  
BE TRUE AND CORRECT  
BEFORE ME  
JUDGE OF PROBATE

89 JUL -6 AM 10:21

(Seal)

(Seal)

1. Deed Tax \$ 14.00  
(Seal)  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
(Seal)  
4. Indexing Fee 3.00  
(Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

TOTAL 19.50

General Acknowledgment

I, Mayo C. Cain, a Notary Public in and for said County, in said State, hereby certify that Timothy and Karen Bagwell, whose name is signed to the foregoing conveyance, and who is 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 30<sup>th</sup> day of May, 1989.

A. D., 1989

5099 B Lee St. Dr.

Tuscaloosa, Ala. 35442

Mayo C. Cain

Notary Public