

SEND TAX NOTICE TO:

(Name) Henry G. Seibels, Jr.  
75 Fairway Drive  
(Address) Birmingham, Alabama 35213

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW  
(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY-TWO THOUSAND FIFTY-TWO AND 50/100 (\$72,052.50) ----- DOLLARS

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

Josiah D. Bancroft, a married man

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

Henry G. Seibels, Jr.

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

Commence at the Southwest corner of Section 16, Township 20 South, Range 1 East, thence run North along the West line of said Section 16, a distance of 1527.55 feet; thence turn an angle of 90 degrees 25 minutes to the right and run a distance of 142.16 feet to a point on the East right-of-way of Shelby County Highway No. 55, and the point of beginning; thence continue in the same direction a distance of 1203.20 feet, more or less, to the East line of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 16; thence turn an angle of 89 degrees 43 minutes 33 seconds to the right and run South along the East line of the W $\frac{1}{2}$  of the SW $\frac{1}{4}$ , a distance of 927.83 feet; thence turn an angle of 90 degrees 16 minutes 27 seconds to the right and run a distance of 573.30 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 165.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 495.18 feet to the East right-of-way of Shelby County Hwy. No. 55; thence turn an angle of 73 degrees 26 minutes 25 seconds to the tangent of a R/W curve; thence run along said R/W curve (whose Delta Angle is 7 degrees 55 minutes 35 seconds to the right, Radius is 2251.83 feet, Tangent is 156.00 feet, Length of Arc is 311.52 feet) to the P.T.; thence continue along said Hwy. R/W a distance of 464.33 feet to the point of beginning. Situated in the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  and the S $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 16, Township 20 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama.

BOOK 245 PAGE 242

SUBJECT TO THE FOLLOWING:

- 1. Taxes for 1989 and subsequent years. 1989 taxes are a lien but not due and payable until October 1, 1989.
- 2. Transmission line permit to Alabama Power Company as recorded in Deed Book 102,

(CONTINUED ON REVERSE SIDE)

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, I have hereunto set MY hands(s) and seal(s), this 7th day of July, 19 89

..... (Seal) Josiah D. Bancroft ..... (Seal)  
..... (Seal) ..... (Seal)  
..... (Seal) ..... (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Josiah D. Bancroft, a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of July, A. D., 19 89

Reagan S. Lotson

Page 82 and in Deed Book 147, Page 52, in Probate Office of Shelby County, Alabama.  
3. Right of way to Shelby County as recorded in Deed Book 147, Page 491, in Probate Office of Shelby County, Alabama.

The property hereinabove described and conveyed does not constitute any part of the homestead of the Grantor or the Grantor's spouse.

SIGNED FOR IDENTIFICATION:

*Josiah D. Bancroft*  
\_\_\_\_\_  
Josiah D. Bancroft

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

89 JUL -7 AM 9:44

*Thomas P. [Signature]*  
JUDGE OF PROBATE

1. Deed Tax \$ 72.50  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 5.00  
4. Indexing Fee 3.00  
TOTAL 80.50

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BOOK 245 PAGE 243

RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
TO

**WARRANTY DEED**

STATE OF ALABAMA,  
County.

Judge of Probate  
LAWYERS TITLE INSURANCE CORPORATION  
Title Insurance  
BIRMINGHAM, ALA.  
DEED TAX \$ \_\_\_\_\_  
RECORD FEE \$ \_\_\_\_\_  
TOTAL \$ \_\_\_\_\_