

Send Tax Notice to
The Shelby County Board of Education of
Shelby County, Alabama

1359

This instrument was prepared by:
Wallace, Ellis, Head & Fowler, Attorneys
Columbiana, Alabama 35051

REGULAR WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Forty-six Thousand, Three Hundred Fifty and no/100 (\$46,350.00) Dollars, to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Gertrude J. Denty, a widow, (herein referred to as grantor), grant, bargain, sell and convey unto The Shelby County Board of Education of Shelby County, Alabama (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NE 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:

Commence at an iron pin found locally accepted to be the Southeast corner of the NE 1/4 of the NE 1/4 of said Section 15; thence run West along the South line of said 1/4 1/4 Section for a distance of 327.00 feet to the point of beginning, said point being on the centerline of a creek; thence run in a Northwesterly direction along the meanderings of said creek for a distance of 739.0 feet to an iron pin set; thence run in a Westerly direction parallel to said South line for a distance of 184.54 feet to an iron pin set; thence turn an angle to the left of 89 deg. 47 min. 59 sec. and run in a Southerly direction parallel to and 245 feet from the West line of said 1/4 1/4 Section for a distance of 423.60 feet to an iron pin found on the South line of said 1/4 1/4 Section; thence turn an angle to the left of 90 deg. 12 min. 01 sec. and run in an Easterly direction along said South line for a distance of 424.77 feet to an iron pin found; thence turn an angle to the right of 93 deg. 21 min. 53 sec. and run in a Southerly direction for a distance of 77.36 feet to a point; thence turn an angle to the left of 86 deg. 21 min. 05 sec. and run in a Southeasterly direction for a distance of 182.96 feet to an iron pin found; thence turn an angle to the right of 14 deg. 33 min. 10 sec. and run in a Southeasterly direction for a distance of 118.37 feet to an iron pin found on the Northwest right of way of Shelby County Highway #25, Alabama State Highway #231 also known as Coosa Valley Road, said point being on a curve which is concave to the Southeast having a radius of 37,081.44 feet and a central angle of 0 deg. 15 min. 53 sec. thence turn an interior clockwise angle to the chord of said curve of 101 deg. 50 min. 50 sec. and run in a Northeasterly direction along the arc of said curve and also along said Northwest right of way for a distance of 171.40 feet to an iron pin set on the South line of said 1/4 1/4 Section; thence turn an interior clockwise angle from the Chord of last stated curve of 56 deg. 35 min. 12 sec. and run in a Westerly direction along the South line of said 1/4 1/4 Section for a distance of 38.74 feet to the point of beginning; being situated in Shelby County, Alabama.

EXCEPT any mineral and mining rights not owned by grantor.

Subject to Easements and rights of way serving the above property.

BOOK 271 PAGE 79

Subject to Purchase Money Mortgage in amount of \$ 38,350.00 .

Grantor Gertrude J. Denty is the surviving grantee of deed recorded in Dead Book 307, page 577 in Probate Office of Shelby County, Alabama; the other grantee, Robert M. Denty having died on or about April 7, 1986.

Grantor reserves the right to remove the barn, garage, and shed from the above described premises at any time prior to April 1, 1990.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 20th day of December, 1989.

Gertrude J. Denty
Gertrude J. Denty

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gertrude J. Denty, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20 day of December, 1989.

Lance Grader
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
IN DEED WAS FILED

1989 DEC 20 PM 1:28

James A. Snowden, Jr.
JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax	5.00
2. ...	3.00
3. ...	1.00
4. ...	1.00
5. ...	1.00
6. ...	1.00
Total	\$ 10.00