

1041

57.500.00

Send Tax Notice to:
Ms. Joyce R. Serwitz
15 Richmar Drive
Birmingham, Alabama 35213-4321

This instrument was prepared by
Judith F. Todd, Esquire
SIROTE & PERMUTT, P.C.
2222 Arlington Avenue South
Birmingham, Alabama 35205

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned, Arthur Serwitz and wife, Joyce R. Serwitz (herein referred to as "Grantors"), in hand paid by Joyce R. Serwitz (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

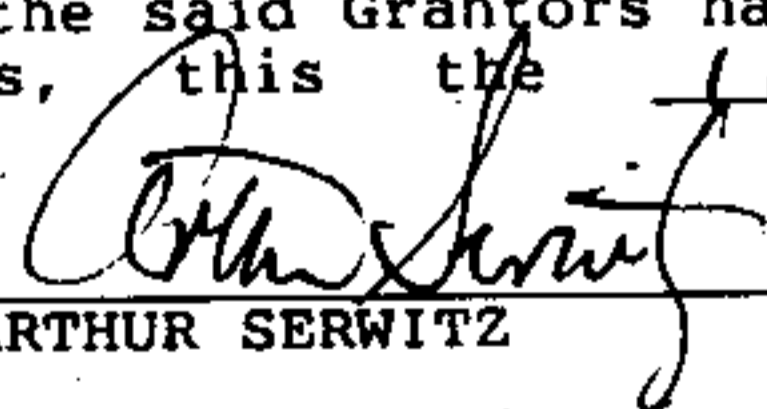
That certain real estate which is bounded and described as set forth in Exhibit "A" attached hereto and made a part hereof by reference and incorporation.

This conveyance is made subject to the following:

1. 1990 ad valorem taxes, a lien but not yet due and payable.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantee, and to her heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals, this the 11 day of Jan., 1990.


ARTHUR SERWITZ


JOYCE R. SERWITZ

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Return To S/OSS
SIROTE & PERMUTT, P.C.
2222 Arlington Avenue
P. O. Box 55727
Birmingham, Alabama 35255

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Arthur Serwitz and wife, Joyce R. Serwitz, whose names 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 11 day of Jan., 1990.

Sherry R. Pass
Notary Public
My Commission Expires: 7-7-90

Ref: LR/9C47406

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EXHIBIT "A"

\$ 37,500

PARCEL ONE

A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

From the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, run thence in an Easterly direction along the South line of said quarter-quarter for a distance of 613.05 feet to the point of beginning of the parcel herein described: thence turn an angle to the left of 127 degrees 02 minutes 10 seconds and run in a Northwesterly direction for a distance of 273.49 feet; thence turn an angle to the right of 74 degrees 56 minutes 55 seconds and run in a Northeasterly direction for a distance of 97.48 feet to a point on the South right-of-way line of U. S. Highway 280, said point being in a curve to the right having a radius of 2230.00 feet and a central angle of 1 degree 58 minutes 42 seconds and a chord which forms an interior angle of 86 degrees 50 minutes 15 seconds with the previous call; thence run in a Southeasterly direction along the arc of said curve in said South right-of-way line for a distance of 77.0 feet; thence from the chord to said curve turn an angle to the right of 0 degrees 59 minutes and run in a Southeasterly direction along said South right-of-way line for a distance of 364.99 feet to the South line of said Northwest Quarter of Northwest Quarter; thence turn an angle to the right of 137 degrees 56 minutes 30 seconds and run in a Westerly direction along said quarter-quarter section line for a distance of 224.22 feet to the point of beginning.

PARCEL TWO

\$ 20,000

A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

From the Southwest corner of said quarter-quarter section, run thence in an Easterly direction along the South line of said quarter-quarter for a distance of 199.28 feet to the point of beginning of the parcel herein described: thence turn an angle to the left of 55 degrees 52 minutes and run in a Northeasterly direction for a distance of 173.67 feet; thence turn an angle to the right of 50 degrees 59 minutes and run in an Easterly direction for a distance of 128.44 feet; thence turn an angle to the left of 66 degrees 41 minutes 15 seconds and run in a Northeasterly direction for a distance of 61.23 feet; thence turn an angle to the right of 19 degrees 29 minutes and run in a Northeasterly direction for a distance of 6.95 feet; thence turn an angle to the right of 105 degrees 03 minutes 05 seconds and run in a Southeasterly direction for a distance of 273.49 feet; thence turn an angle to the right of 127 degrees 02 minutes 10 seconds and run in a Westerly direction for a distance of 413.77 feet to the point of beginning.

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

90 JAN 16 AM 8:25

Thomas A. [Signature]
JUDGE OF PROBATE

1. Bond Tax	\$ 27.50
2. [unclear]	7.50
3. [unclear]	3.00
4. [unclear]	1.00
Total	\$ 69.00