

1094

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

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 Thirteen Thousand, Nine Hundred, Fifty-six & 62/100 (\$13,956.62) Dollars, to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Albert F. Thomasson, a married man (herein referred to as grantor), hereby 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:

Part of the SW 1/4 of the NW 1/4 of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:
Commence at the SW corner of said SW 1/4 of NW 1/4 and run East along the South line of same 985.29 feet to a point on the Westerly right of way of Shelby County Highway #17; thence left 88 deg. 23 min. 43 sec. and run North along said Westerly right of way 441.57 feet to the point of beginning of herein described Parcel; thence left 89 deg. 51 min. 46 sec. and run Westerly 101.22 feet to a point in the centerline of an old road bed; thence right 73 deg. 00 min. 00 sec. and run Northwesterly along said centerline of old road bed 106.40 feet to a point; thence right 7 deg. 30 min. 00 sec. and continue Northwesterly along said centerline 114.82 feet to a point; thence right 99 deg. 21 min. 46 sec. and run Easterly 150.76 feet to a point on said Westerly right of way Shelby County Highway #17; thence right 90 deg. and run Southerly along said right of way 215.36 feet to the point of beginning; being situated in Shelby County, Alabama. According to survey of Paragon Engineering, Inc.

SUBJECT TO THE FOLLOWING:

- (1) Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 102, page 263 and in Deed Book 102, page 264, in Probate Office of Shelby County, Alabama.
- (2) Right of way granted to Shelby County by instrument recorded in Deed Book 154, page 501 in said Probate Office.
- (3) Mineral and mining rights not owned by grantor are hereby excepted.

Grantor agrees to pay 1990 ad valorem taxes currently assessed against said property which will become due and payable on October 1, 1990.

The above described property constitutes no part of the homestead of grantor or his spouse.

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

And I do for myself and my our 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 14th day of May, 1990.

Albert F. Thomasson
Albert F. Thomasson

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert F. Thomasson, whose names 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 seal this 14th day of May, 1990.

[Signature]
Notary Public

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

90 MAY 16 AM 9:42

[Signature]
JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax	\$	5.00
2. Mtg. Tax	\$	3.00
3. Recording Fee	\$	1.00
4. Indexing Fee	\$	1.00
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	10.00
Total	\$	21.00