

1489

This instrument was prepared by

(Name) J. Michael Joiner, Joiner and Kramel Tax Notice To:

name

(Address) P.O. Box 1012, Alabaster, AL 35007

address

WARRANTY DEED-

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-Four Thousand Six Hundred Sixty Five and 48/100 (\$44,665.48

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

William A. Cobb, Jr., and wife, Helen F. Cobb

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

J. W. McQueen and John T. Lovelady

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

See attached Exhibit A for legal description

Mineral and mining rights excepted.

Subject to existing easements, taxes, restrictions, set-back lines, rights of way, and limitations, if any, of record.

This conveyance is made subject to and, by acceptance of the delivery of this deed, the Grantee as a part of the consideration for this conveyance expressly assumes liability for that certain mortgage in favor of Guaranty Federal Savings & Loan Association dated July 16, 1987 and recorded in Real Book 141, Page 594, in the Probate Office of Shelby County, Alabama.

The value of the mortgage assumed is the full value of the consideration of this deed.

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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, 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, 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 15th day of June, 1990.

(Seal)

William A. Cobb, Jr.
William A. Cobb, Jr.
Helen F. Cobb

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William A. Cobb, Jr., and Helen F. Cobb 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of June, A. D. 1990.

J. Michael Joiner
Notary Public

Exhibit A

Commence at the Southeast corner of the SW 1/4 of the NW 1/4 of Section 20, Township 21 South, Range 2 West, and run West 95 feet to the right of way of the L & N R.R.; thence run North 27 degrees 51 minutes West along the East right of way 2,726.8 feet; thence run North 78 degrees 09 minutes East a distance of 1,132 feet to an iron pin West of a private Road; thence run South 4 degrees 00 minutes East a distance of 175.25 feet to the point of beginning; thence continue South 4 degrees 00 minutes for 210.00 feet; thence 90 degrees 00 minutes right and run Westerly 210.00 feet; thence 90 degrees right and run Northerly 210.00 feet; thence 90 degrees right and run Easterly 210.00 feet to the point of beginning.

Situated in Shelby County, Alabama

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

90 JUN 20 PM 2:03

NO TAX COLLECTED

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