

2227
SEND TAX NOTICE TO:

(Name) George A. Parker, III
140 King Valley Drive
(Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(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 Thirty-Nine Thousand(\$39,000.00) and no/100-----DOLLARS

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

George M. Bird, a single man

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

George A. Parker, III

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

A part of Block 2, of Glasscock's Spring Creek Subdivision as recorded in Map Book 4, Page 23, in the Probate Office of Shelby County, Alabama, which is more particularly described as follows:

Commence at the SW corner of the SE 1/4 of the NE 1/4 of Section 12, Township 24 North, Range 15 East; thence run North along the West line thereof 419.1 feet; thence 42 degrees 54 minutes right run 182.68 feet to the point of beginning; thence continue last described course for 21.7 feet; thence 23 degrees 13 minutes left and run 63.41 feet; thence 14 degrees 57 minutes right and run 76.0 feet; thence 4 degrees 51 minutes left and run 86.51 feet to the 397 contour on Lay Lake; thence run Northwesterly along said contour 157.04 feet; thence run Westerly for 61.53 to the East line of Dantzler property; thence South along the East line of said Dantzler property for 59.39 feet; thence 23 degrees 36 minutes 30 seconds right for 33.00 feet; thence 22 degrees 36 minutes right for 26.9 feet; thence 21 degrees 49 minutes right for 20.0 feet; thence 90 degrees 00 minutes left and run 195.0 feet to the point of beginning.

According to survey of Thomas E. Simmons, RLS # 12945, dated June 27, 1990.

Situated in Shelby County, Alabama

Subject to taxes for 1990 and subsequent years, rights of way, easements, and permits of record.

\$27,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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 28th day of June, 19 90.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 JUN 29 PM 2:34

(Seal)

George M. Bird
George M. Bird

(Seal)

(Seal)

(Seal)

1. Doc. Tax (Seal) \$12.00
2. Mtr. Tax \$
3. Rec. Tax \$4.50
4. Imp. Tax (Seal) \$3.00
5. N. Tax \$
6. Co. Sec. Tax \$1.00
Total \$18.50

General Acknowledgment

STATE OF ALABAMA
SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that George M. Bird, a single man, is known to me, acknowledged before me whose name is signed to the foregoing conveyance, and who he executed the same voluntarily on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, A. D., 19 90.