

SEND TAX NOTICE TO
JANE TIMMONS
2087 NIXON RD.
BESSEMER AL 35020

923

WARRANTY DEED - FORM 100

MAKING OFFICE WORLD - BESSEMER, ALABAMA

The State of Alabama

SHELBY COUNTY

10,000.00

Know All Men by These Presents, That in consideration of \$1.00 and other values

DOLLARS

to the undersigned grantor AARON BOLES, JR. (SHORTY)

in hand paid by JANE TIMMONS AND JOHNNIE B. WALLACE

the receipt whereof is acknowledged the said AARON BOLES, JR. (SHORTY)

do grant, bargain, sell and convey unto the said JANE TIMMONS AND JOHNNIE B. WALLACE
his share, which is one third of

the following described real estate, to-wit: Commence at the Southeast corner of the SE 1/4 of the NW 1/4 of Section 34, Township 24 North, Range 15 East, and thence run West along the South line of said quarter-quarter section a distance of 133.84 feet; thence turn an angle of 90 deg. 00 min. to the right and run North a distance of 70.56 feet to a point, being the SE corner of Aubrey May lot; thence turn an angle of 90. 30 min. to the left and run along the South line of said Aubrey May lot 100.00 feet to the SW corner of said May lot and the point of beginning thence turn an angle of 90 deg. 30 min. to the right and run along the West line of said May lot 178.30 feet; thence turn an angle of 98 deg. 42 min. to the left and run a distance of 200.00 feet; thence turn an angle of 81 deg. 18 min. to the left and run a distance of 200.00 feet; thence turn an angle of 98 deg. 42 min. to the left and run a distance of 200.00 feet; thence turn an angle of 81 deg. 18 min. to the left and run a distance of 21.70 to the point of beginning, less and except that portion thereof or interest therein heretofore conveyed to the Alabama Power Company lying below the 397.00 foot ground elevation contour line, and being further designated as Lots No. 2 and 3, according to the survey of Frank W. Wheeler, Registered Land Surveyor, of a portion of the SE 1/4 of NW 1/4 of Section 34, Township 24 North Range 15 East. Together with egress and ingress to and from the above described property across remaining property of said Cora Lee Pound to a Public road

situated in SHELBY

STATE OF ALABAMA

To Have and to Hold, To the said Grantee and their

I CERTIFY THIS INSTRUMENT WAS FILED

91 MAR 15 AM 11:15

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant

with the said grantees

heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 grantees and their

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal, this 5th

day of March, 19 91.

WITNESSES:

AMERICA'S FIRST CREDIT UNION

1. Land Tax 10.00 (Seal.)
2. Recording Fee 3.50
3. Indexing Fee 3.00 (Seal.)
4. Notary Fee 1.00
5. Certified Fee 1.00
Total 19.00