

This instrument prepared by
Frank Dominick
2121 Highland Ave., So.
Birmingham, Alabama 35205

Send tax notice to:

J. Harris Development Corporation

1109 Townhouse Road

Helenz AL 35086

1934

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of Forty-nine Thousand Nine hundred Five Dollars (\$49,905.00) to the undersigned grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we the said C. I. Crais, a married man, and Marion F. Dick, a married man, do grant, bargain, sell and convey unto J. HARRIS DEVELOPMENT CORPORATION the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: BEGIN at an iron pin locally accepted to be the southwest corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 23; thence run east along the south line of said quarter-quarter section for a distance of 789.55 feet to an iron pin found; thence turn an interior clockwise angle to the right of 88° 11' 50" and run in a northerly direction for a distance of 935.30 feet to an iron pin set in the middle of a rock pile at the southeast corner of Lot 6, Dearing Downs 4th Addition as recorded in map book 9, page 179 in the Probate Office of Shelby County, Alabama; thence turn an interior clockwise angle to the right of 90° 00' 57" and run in a westerly direction along the south line of Lot 6 and Lot 5 in said Dearing Downs 4th Addition for a measured distance of 389.90 feet (Map 389.09) to an iron pin found at the southeast corner of Lot 4 in said Dearing Downs 4th Addition; thence turn an interior clockwise angle to the right of 146° 04' 11" and run in a southwesterly direction along the southeast line of said Lot 4 for a measured distance of 203.95 feet (map 204.99) feet to an iron pin found; thence turn an interior clockwise angle to the right of 214° 07' 04" and run in a westerly direction along the south line of Lot 4 and Lot 3 in said Dearing Downs 4th Addition for a measured distance of 227.74 feet (map 228.00 feet) to an iron pin found on the northeast corner of Lot 79, Dearing Downs First Addition as recorded in map book 6 page 141 in said Probate Office; thence turn an interior clockwise angle to the right of 89° 57' 33" and run in a southerly direction along the east line of Lots 79, 78, 77, 76, 75 and 74 in said Dearing Downs First Addition, and also along the east line of Lot 1, Dearing Downs Second Addition, as recorded in map book 9 page 33 in said Probate Office, for a distance of 797.59 feet to an iron pin found at the southwest corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 23; thence turn an interior clockwise angle to the right

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of 180° 00' 00" and run in a southerly direction along the east line of Lots 1 through 11 in said Dearing Downs Second Addition and also along the west line of Lot 6, Dearing Downs Sixth Addition, First Phase, as recorded in map book 10 page 78 in said Probate Office, for a distance of 1,158.51 feet to an iron pin set; thence turn an interior clockwise angle to the right of 64° 51' 42" and run in a northeasterly direction along the northwest line of Lots 6 through 11 in said Dearing Downs Sixth Addition, Phase One for a distance of 869.27 feet measured (map 869.16 feet) to an iron pin found; thence turn an interior clockwise angle to the right of 115° 09' 38" and run in a northerly direction for a distance of 766.70 feet to an iron pin found on the north line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 23; thence turn an interior clockwise angle to the right of 91° 37' 04" and run in a westerly direction along the north line of said quarter-quarter section for a distance of 787.55 feet to the point of beginning.

SUBJECT to transmission line permits to Alabama Power Company as recorded in Deed Book 131, page 192 in the Probate Office of Shelby County, Alabama; Easements to Colonial Pipe Line Company as recorded in Deed Book 223 page 431; Deed Book 268 page 211 and Deed Book 268 page 817 in said Probate Office; and 40-foot Colonial Pipe Line Company easement over the southeast side of caption lands as shown on survey of Kenneth B. Weygand, RLS #11768, dated April 24, 1991.

The above property is not the homestead of the grantors or their spouses.

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

And we do for ourselves and for our heirs, executors and administrators, covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, and except current ad valorem taxes which grantee assumes; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have hereunto set our hands and seals this the 24th day of May, 1991.

C. I. Crais
C. I. Crais

Marion F. Dick
Marion F. Dick

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. I. CRAIS and MARION F. DICK, both married men, whose names are signed to the foregoing instrument, 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 and official seal, this the 24th day of May, 1991.

James D. Dunning
Notary Public

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|-------|----------|-------|
| 1 | Deed Tax | 50.00 |
| 2 | | |
| 3 | | 7.50 |
| 4 | | 3.00 |
| 5 | | |
| 6 | | 1.00 |
| Total | | 61.50 |

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

91 MAY 29 AM 10:50

James D. Dunning Jr.
JUDGE OF PROBATE