

3893

GRANTEE: Dwayne Lowery
Rt 1 Box 1650
Jemison, AL 35085

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FOUR THOUSAND FIVE HUNDRED 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, LEE N. COFER, a widower (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto DWAYNE LOWERY (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 30, Township 21 South, Range 1 East, Shelby County, Alabama, said parcel being more particularly described as follows:

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As a point of beginning start at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Southeast 1/4; thence run North 89 degrees 28 minutes West and along the North boundary of said twenty for a distance of 272.50 feet to a point; thence run South 0 degrees 39 minutes East for a distance of 155.75 feet to a point; thence run North 89 degrees 21 minutes East for a distance of 140.0 feet to a point; thence run South 0 degrees 39 minutes East for a distance of 311.73 feet to a point on the North right of way margin of the Lower Kingdom Road, a 60 foot right of way; thence run South 72 degrees 00 minutes East and along the curving North margin of said road for a chord distance of 70.78 feet to a point; thence run South 64 degrees 11 minutes East and along the North margin of said road for a distance of 73.04 feet to a point on the East boundary of the West 1/2 of the Southeast 1/4 of Southeast 1/4; thence run North 0 degrees 39 minutes West and along the East boundary of said twenty for a distance of 517.09 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO: Right of way to Shelby County in Deed Book 191, Page 413, in the Probate Office.

SUBJECT TO: Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Real Record 051, Page 258 in Probate Office.

SUBJECT TO all reservations, restrictions, easements and right of ways of record or in evidence through use.

W. E. H. F.

TO HAVE AND TO HOLD to the said GRANTEES, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 GRANTEES, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 31st day of July, 1991.

Lee N. Cofer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee N. Cofer, a widower whose name 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 official seal this 31st day of July, 1991.

Nancy Carol Allison
Notary Public

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This instrument prepared by:
Lee N. Cofer
412 4th Avenue, Bessemer, Alabama

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SEARCHED	4.50
SERIALIZED	5.00
INDEXED	3.00
FILED	1.00
TOTAL	13.50

NOTARY PUBLIC