

1082
This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

Send Tax Notice To: Patricia Ann Humphrey
name
address

WARRANTY DEED-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty thousand and No/100 (50,000.00)

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

Arthur Neal Shirley and wife, Normandie R. Shirley

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

Patricia Ann Humphrey

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

See Legal Description on attached Exhibit "A".

Subject to taxes for 1991.

Subject to right of way for Alabama Power Company recorded in Volume 177, page 357 in the Probate Office of Shelby County, Alabama.

Subject to right of way for Road on West 10 feet of subject property recorded in Volume 145, page 364 in the Probate Office of Shelby County, Alabama.

Subject to the rights of upstream and downstream riparian owners with respect to Cahaba River bordering subject property.

The grantors do not warrant title to coal, oil, gas and other mineral interests in, to or under the land herein conveyed.

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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 12th day of September, 1991.

(Seal)
(Seal)
(Seal)

Arthur Neal Shirley (Seal)
Normandie R. Shirley (Seal)
(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Arthur Neal Shirley and wife, Normandie R. Shirley, 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 12th day of September, A. D., 1991.

Larry L. Halcomb

Notary Public

EXHIBIT "A"

A parcel of land being the Southern portion of Lot 19, according to the Survey of Cahaba River Estates as recorded in Map Book 3, pages 32 and 33, in the Bessemer Division of the Office of the Judge of Probate, Jefferson County, Alabama, also being recorded in Birmingham Probate Office in Volume 17, page 64. Also, recorded in Map Book 3 page 11 in the Probate Office of Shelby County, Alabama.

Commence at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama; said corner also being the Northwest corner of said Lot 19, thence run in a Southerly direction along the West line of said Quarter - Quarter said line also being the West line of said Lot 19; a distance of 362.28 feet to the point of beginning; thence continue on last described course a distance of 662.72 feet to the Southwest corner of said Lot 19, thence 95 degrees 03 minutes 45 seconds to the left and run in an Easterly direction a distance of 250.96 feet to the Southeast corner of said Lot 19; thence 84 degrees 56 minutes 15 seconds to the left and run in a Northerly direction along the East line of said Lot 19 a distance of 424.69 feet; thence 76 degrees 45 minutes to the left and run in a Northwesterly direction a distance of 52.83 feet; thence 79 degrees 36 minutes to the left and run in a Southwesterly direction a distance of 7.55 feet; thence 90 degrees 00 minutes to the right and run in a Northwesterly direction a distance of 127.02 feet; thence 21 degrees 00 minutes to the right and run in a Northwesterly direction a distance of 58.18 feet; thence 35 degrees 01 minute to the right and run in a Northerly direction a distance of 120.67 feet; thence 79 degrees 40 minutes to the left and run in a Westerly direction 16.0 feet to the point of beginning.
Mineral and mining rights excepted.
Situated in Shelby County, Alabama.

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STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 SEP 16 PM 1:57

JUDGE OF PROBATE

1. Deed Tax	\$ 200
2. Map Tax	\$ 5.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 7.00