

1640

Send Tax Notice to:
David Lee Jeter
371 Park Avenue, Birmingham, Ala. 35226

This instrument was prepared by:
Wallace, Ellis, Fowler & Head, Attorneys
Columbiana, Alabama 35051

REGULAR WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Thirty-six Thousand and no/100 (\$36,000.00) Dollars, to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, we Faye Lovelady Jeter, a widow, James Presley Jeter, a married man, and David Lee Jeter, a married man, (herein referred to as grantor whether one or more), grant, bargain, sell and convey unto David Lee Jeter (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Beginning at the NE corner of the SE 1/4 of SW 1/4 of Section 9, Township 22, Range 3 West and run South along the East boundary of said forty 3 deg. 30' East 990 feet; thence turn an angle to the right of 72 deg. 30' and run thence 1157 feet; turn thence an angle to the right of 124 deg. 30' and run 254 feet; thence turn an angle to the right of 90 deg. and run 75 feet; thence turn an angle to the left 95 deg. 30' and run 66 feet; thence turn an angle to the left of 84 deg. 30' and run 75.01 feet; thence turn an angle to the right of 84 deg. 30' and run 165 feet; thence turn an angle to the left of 3 deg. 30' and run 194 feet; thence turn an angle to the left of 3 deg. 30' and run 201.1 feet; thence turn an angle to the left of 3 deg. 30' and run 148 feet; thence turn an angle to the left of 00 deg. 30' and run 101 feet; thence turn an angle to the right of 72 deg. 15' and run 599 feet to the point of beginning, containing 18.0 acres, more or less, as surveyed by J. R. McMillen, L.S., Reg. No. 419, dated June, 1956.

All that part of the SE 1/4 of SW 1/4, Section 9, Township 22 South, Range 3 West, owned by grantors, lying Southeast of the Montevallo & Elyton Road, except the following described property: A parcel of land in the SE 1/4 of SW 1/4, Section 9, Township 22 South, Range 3 West described as follows: Commence at a point where the East side of the right of way of the Montevallo & Elyton Road intersects the North boundary line of the S 1/2 of the S 1/2 of the SE 1/4 of the SW 1/4, Section 9, Township 22 South, Range 3 West; thence run in a Northeasterly direction along the East side of said right of way a distance of 254.0 feet to the point of beginning; thence turn at an angle to the right of 90 deg. and run a distance of 75.0 feet; thence turn an angle to the left of 95 deg. and 30' and run a distance of 66 feet; thence turn an angle to the left of 84 deg. and 30' and run a distance of 75.0 feet to the East side of said right of way; thence run in a Southwesterly direction along the East side of said right of way a distance of 66 feet to the point of beginning.

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W. E. N. J.
Frank Head

A strip of land off the North side of the S 1/2 of the S 1/2 of the SE 1/4 of SW 1/4, Section 9, Township 22 South, Range 3 West described as follows: Beginning at the NE corner of the S 1/2 of the S 1/2 of the SE 1/4 of SW 1/4, Section 9, Township 22 South, Range 3 West, and run South 3 deg. 30' East 26.0 feet; turn thence an angle to the right of 94 deg. 30' and run 1157 feet, more or less, to a point where the East side of the right of way of the Montevallo and Elyton Road intersects the North side of the S 1/2 of the S 1/2 of SE 1/4 of SW 1/4, Section 9, Township 22 South, Range 3 West; thence run East along the North boundary line of the S 1/2 of the S 1/2 of the SE 1/4 of SW 1/4, Section 9, Township 22 South, Range 3 West, 1157 feet to the point of beginning, as surveyed by J. R. McMillen, L.S., Reg. No. 419, June, 1956.

Also a strip of land on the West side of the SW 1/4 of SE 1/4, Section 9, Township 22, Range 3 West described as follows: Commencing at the NW corner of the SW 1/4 of SE 1/4, Section 9, Township 22, Range 3 West, and run South 3 deg. 30' East along the West boundary line of said forty a distance of 1016 feet; thence run East perpendicular to the West boundary line of said forty acres a distance of 27 feet; thence run Northwesterly a distance of 1016 feet, more or less, to the NW corner of said SW 1/4 of SE 1/4, Section 9, Township 22, Range 3 West, to the point of beginning.

It is the intent of grantors to convey to grantee any and all interest, including contingent interests, in the above described property, as previously owned by M. P. Jeter, Jr. Grantee is specifically conveyed any contingent interests as set forth in the Agreement recorded in Deed Book 197, page 105-106, and in the deed recorded in Deed Book 197, page 103, Judge of Probate, Shelby County, Alabama.

Grantors are the widow and children of Murice Presley Jeter, III, deceased son of M. P. Jeter, Jr., deceased.

The above described property constitutes no part of the homestead of grantors or their spouse.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his 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 grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 17 day of September, 1991.

Faye Lovelady Jeter
Faye Lovelady Jeter

James Presley Jeter
James Presley Jeter

David Lee Jeter
David Lee Jeter

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Faye Lovelady Jeter, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 23 day of September, 1991.

Paula R. Thompson
Notary Public

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BOOK
STATE OF ALABAMA)
SHELBY COUNTY)
Tuscaloosa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Presley Jeter, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 17 day of September, 1991.

James Presley Jeter
Notary Public

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Lee Jeter, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 23 day of September, 1991.

Paula R. Thompson
Notary Public

STATE OF ALABAMA, SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED

91 SEP 23 PM 3:50

JUDGE OF PROBATE

1. Seal Fee	\$ 36.00
2. Mfg. Fee	\$ 0.00
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 4.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 1.00
Total	\$ 43.50