

2563

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Two Hundred Twenty Thousand Dollars (\$220,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, NOBLE W. FENNELL, JR. and CLYDE W. PEARCE, JR. (herein referred to as "Grantors") do grant, bargain, sell and convey unto LARRY R. HOUSE (herein called the "Grantee"), the following described real property (the "Property") situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, forever.

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And the Grantors do, for themselves and their heirs, legal representatives, successors and assigns, covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, legal representatives, successors and assigns, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons forever.

IN WITNESS WHEREOF, the Grantors have executed this conveyance as of this 12th day of March, 1992.
\$210,000.00 purchase price was paid by mortgage filed simultaneously.

Noble W. Fennell, Jr.
NOBLE W. FENNELL, JR.
Clyde W. Pearce, Jr.
CLYDE W. PEARCE, JR.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that NOBLE W. FENNELL, JR., whose name as Grantor 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 same voluntarily on the day the same bears date.

Sworn and subscribed to before me on this 12th day of March, 1992.

Notary Public
My Commission expires: 3/12/92

[NOTARIAL SEAL]

Sirite

EXHIBIT A

Lot 8, according to the survey of Paradise Cove as recorded in Map Book 15, page 77 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

AND

Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 1 East; thence run East along the North line of said 1/4 1/4 for 65.0 feet; thence 90 deg. 11 min. right run Southerly along the East right of way of Paradise Cove Road for 202.02 feet to the point of beginning; thence continue last described course for 648.21 feet to a curve to the left (having a radius of 284.54 feet); thence continue along said curve and right of way for 248.46 feet to tangent of said curve; thence continue along said right of way for 565.0 feet to a curve to the left (having a radius of 275.2 feet); thence run along said curve and right of way for 174.27 feet to tangent of said curve; thence continue along said right of way for 20.79 feet to a curve to the left (having a radius of 267.16 feet); thence run along said curve, and right of way for 316.53 feet to tangent of said curve; thence 76 deg. 50 min. 22 sec. left from said tangent run 571.60 feet; thence 50 deg. 08 min. 57 sec. right run 362.49 feet; thence 89 deg. 43 min. 17 sec. right run 84.0 feet; thence 89 deg. 44 min. 52 sec. left run Northerly for 406.19 feet; thence 90 deg. 05 min. 20 sec. left run 399.69 feet; thence 90 deg. 00 min. right run 20.0 feet; thence 90 deg. 00 min. left run 161.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, the right of ingress and egress over and along a 60 foot easement known as Paradise Cove on the survey of Thomas E. Simmons dated February 11, 1992 and which easement lies adjacent to the West and Southerly lines of subject property.

The above-described property is not Homestead of the Grantors.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CLYDE W. PEARCE, JR., 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 such instrument, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 12th day of March, 1992.

[NOTARIAL SEAL]

Katherine S. Davis
Notary Public
My Commission Expires: 3/12/92

This Instrument Prepared By:

Thomas A. Ansley
Sirote & Permutt, P.C.
2222 Arlington Avenue South
Birmingham, Alabama 35205
Phone: (205) 980-5800

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

92 MAR 27 AM 11:09

Thomas A. Ansley
JUDGE OF PROBATE

1. Deed Tax	\$	10.00
2. Mtg. Tax	\$	
3. Recording Fee	\$	7.50
4. Indexing Fee	\$	3.00
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	
Total	\$	21.50