

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

Edgar W. Finn  
974 County Road 280  
Sterrett, AL 35147

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of ONE HUNDRED TWENTY ONE THOUSAND AND NO/100 DOLLARS (\$121,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **RODERICK R. PAIR, SR. AND WIFE, DARLA J. PAIR**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **EDGAR W. FINN AND MECHELLE B. FINN** (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of JEFFERSON, to-wit:

Parcel I

From the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 19 South, Range 1 East, run Southwardly along the West line of said 1/4 1/4 a distance of 647.64 feet; thence left 89 deg. 06 min. 30 sec. a distance of 7.0 feet to the point of beginning; thence continue in a straight line a distance of 263.0 feet (Deed Meas. 263.39 feet) to a point on the West right of way line of a 30 foot road; thence left 90 deg. 53 min. 30 sec., Deed (Meas. 91 deg. 19 min. 53 sec. ) a distance of 57.36 feet; thence right 29 deg. 04 min. 30 sec., Deed (Meas. 29 deg. 43 min. 22 sec.) a distance of 313.77 feet, Deed (Meas. 310.94 feet); thence left 26 deg. 01 min. Deed (Meas. 26 deg. 24 min.) along the chord of a 25 foot radius curve to the left a distance of 21.92 feet; thence left 16 deg. 54 min. 45 sec. along the chord of a 40 foot radius curve to the right a distance of 12.63 feet; thence left 80 deg. 51 min. a distance of 408.61 feet Deed (Meas. 409.07 feet); thence left 84 deg. 11 min. Deed (Meas. 84 deg. 08 min. 28 sec.) a distance of 328.18 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Commence at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 19 South, Range 1 East; thence run South along the West boundary line of said 1/4 1/4 Section for 647.64 feet; thence turn an angle to the left of 89 deg. 06 min. 30 sec. and run 7.0 feet to the point of beginning; thence continue along last said course for 263.39 feet to the West line of a dirt road; thence turn an angle of 88 deg. 40 min. 07 sec. to the right and run 167.0 feet along the West boundary of said dirt road; thence turn 91 deg. 19 min. 23 sec. right and run 268.64 feet; thence turn an angle of 90 deg. 26 min. 52 sec. to the right and run 167.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$90,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

\$12,600.00 of the purchase price recited above was paid from a second mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Inst # 1992-10079

06/03/1992-10079

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SHELBY COUNTY JUDGE OF PROBATE

002 HJS

27.00

R.R.A.  
H.G.O.

And we do for ourselves and for our heirs, executors, and administrators covenant with 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 my 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 seal, this 29th day of May, 1992.

Roderick R. Pair Sr.  
RODERICK R. PAIR, SR.

Darla J. Pair  
DARLA J. PAIR

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **RODERICK R. PAIR, SR. AND WIFE, DARLA J. PAIR** 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 the 29th day of May, 1992.

Paul Boyer  
Notary Public

My Commission Expires: 11/20/92

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