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CLERKS DEED

STATE OF ALABAMA)

SHELBY COUNTY)

WHEREAS, on the 6th day of September, 1991 the Honorable D. Al Crowson, Judge of the 18th Judicial circuit took up the matter of John P. Featheringill vs. Deni P. Featheringill, Civil Action No: DR90-375 and

WHEREAS, on the 6th day of September, 1991 an order was entered by Judge Crowson in the above stated matter (a copy of which is attached hereto and made a part hereof) in which said order the clerk of the court was directed to prepare a Registers Deed to convey certain parcels of real property made subject of the above matter, a description of which is set out in attachment "A" (consisting of two pages) which is incorporated herein.

NOW, THEREFORE, in consideration of the above premises, I Dan Reeves, Clerk of the Circuit Court, and by virtue of the authority vested in me by said decree of September 6, 1991 ; do hereby convey all right, title, and interest in the above described real property which heretofore was vested in John P. Featheringill and Deni Petras Featheringill, the parties, in the above stated action to John P. Featheringill

TO HAVE AND TO HOLD, to the said John P Featheringill his heirs and assigns forever.

The undersigned executes this instrument in his capacity as circuit court clerk only and neither he nor the court make any representations or warranties as to the title of the said property.

3007-1 HIGHLAND AVE.
BIRMINGHAM, AL 35205

Inst # 1992-14554

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of Office of the Circuit Court of Shelby County, 18th Judicial Circuit, city of Columbiana, state of Alabama, this the 10th day of July, 1992.


Dan Reeves, Circuit Court Clerk
18th Judicial Circuit,
Shelby County, Alabama.

State of Alabama)
Shelby County)

I, Julia M. Davenport, a Notary Public in and for the county of Shelby, and state of Alabama, hereby certify that Dan Reeves, who is known to me to be the Circuit Clerk of the Circuit Court of Shelby County, Alabama, in said county and in said state, whose name is signed to the foregoing conveyance, acknowledged before me on this day, that being informed of the contents of this conveyance, he executed the voluntarily in his capacity as clerk on the day the same bears date.

Given under my hand and official seal, this 10th day of July, 1992.


Notary Public

EXHIBIT A

PARCEL NO. 1

A parcel of land in the NE 1/4 of the NW 1/4 of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Begin at the NW corner of Lot 1, Featheringill Acres, as recorded in Map Book 9, on page 96, in the Office of the Judge of Probate, Shelby County, Alabama, thence run in a Southeasterly direction along the Northeast boundary of said lot for a distance of 439.62 feet; thence turn an angle to the left of 64 degrees 14 minutes 08 seconds and run in an Easterly direction along the North Boundary of said Lot for a distance of 123.89 feet; thence turn an angle to the left of 90 degrees 00 minutes 28 seconds and run in a Northerly direction for a distance of 342.18 feet; thence turn an angle to the left of 80 degrees 18 minutes 33 seconds and run in a Northwesterly direction for a distance of 319.49 feet to the point of beginning.

Subject to easements and restrictions of record.

PARCEL NO. 2

Part of the E 1/2 of NW 1/4 of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the most Northerly corner of Lot 7, Mountain Ridge Estates 1st Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in map Book 7, page 100, run in a Southerly direction along the East line of said Lot 7, for a distance of 72.96 feet; thence turn an angle to the left of 71 degrees 40 minutes 41 seconds and run in a Southeasterly direction for a distance of 16.32 feet; thence turn an angle to the right of 45 degrees 54 minutes 32 seconds and run in a Southeasterly direction for a distance of 375.12 feet; thence turn an angle to the left of 64 degrees 14 minutes 08 seconds and run in an Easterly direction for a distance of 62.55 feet; thence turn an angle to the right of 90 degrees and run in a Southerly direction for a distance of 180.00 feet; thence turn an angle to the left of 90 degrees and run in an Easterly direction for a distance of 250.00 feet; thence turn an angle to the left of 90 degrees and run in a Northerly direction for a distance of 200.00 feet; thence turn an angle to the left of 90 degrees and run in a Westerly direction for a distance of 300.00 feet; thence turn an angle to the right of 64 degrees 14 minutes 08 seconds and run in a Northwesterly direction for a distance of 439.62 feet, more or less, to the point of beginning.

SUBJECT TO: (1) Right of Way granted to Alabama Power Company by instrument(s) recorded in Volume 326, Page 126; Volume 316, Page 465; Volume 134, Page 514; Volume 139, Page 128, Volume 139, Page 140; Volume 139, Page 598, and Volume 220, Page 69; Probate Office of Shelby County, Alabama; (2) Right of Way to Shelby County as recorded in Volume 216, Page 155, Probate Office of Shelby County, Alabama.

PARCEL NO. 3

All of Lot 7, Mountain Ridge Estates First Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in map book 7, page 100, less and except the following described part of said Lot 7:

Beginning at the northwest corner of said Lot 7, run in a northeasterly direction along the common line of said Lot 7 and Lot 6 of said subdivision for a distance of 276.99 feet to the most northerly corner of said Lot 7; thence turn an angle to the right of 125°31'30" and run in a southerly direction for a distance of 72.96 feet; thence turn an angle to the right of 108°19'19" and run in a northwesterly direction for a distance of 48.77 feet; thence turn an angle to the left of 53°50'49" and run in a southwesterly direction for a distance of 210.00 feet to a point on the curved east right-of-way line of Mountain Ridge Circle; thence turn an angle to the right and run in a northerly direction along the arc of said curved east right-of-way line for a distance of 20.58 feet to the point of beginning, containing 0.16 acres, more or less.

SUBJECT TO:

(1) Easements and building line as shown on recorded map; (2) Restrictions appearing of record in Misc. Book 28, Page 232; and Misc. Book 28, Page 277; (3) Agreement with Alabama Power Company, recorded in Misc. Book 28, Page 272; (4) Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 316, Page 470; and (5) Taxes for 1985, a lien but not yet due and payable.

Not included in this conveyance is: Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, as recorded in Deed Book 5, Page 353.

07/20/1992-14554
03:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 12.00