

THIS INSTRUMENT PREPARED BY:
Robert C. Barnett
1600 City Federal Building
Birmingham, Alabama 35203

Send Tax Notice To:

1992-29192
WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

12/07/1992-29192

12:00 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

That in consideration of ~~one dollar~~ and No/100 (\$1.00) and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Sara E. Higginbotham, a/k/a Sara E. Higginbotham Cohen, an unmarried woman, grant, bargain, sell and convey unto Sara E. Higginbotham, and Harold Wayne Glasscock, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NE1/4 of the SE1/4 of Section 1, Township 20 South, Range 3 West, more particularly described as follows:

Commence at the SW corner of the NE1/4 of the SE1/4 of section 1, Township 20 South, Range 3 West; thence in a northerly direction along the Westerly line of said 1/4-1/4 section, a distance of 523.48 feet; thence 123 degrees 58 minutes right, in a southeasterly direction, a distance of 107.92 feet; thence 95 degrees 42 minutes 30 seconds left, in a northeasterly direction a distance of 350.87 feet; thence 90 degrees right, in a southeasterly direction, a distance of 60.0 feet to the point of beginning; thence continue along last described course, a distance of 100.0 feet; thence 90 degrees left, in a northeasterly direction, a distance of 327.06 feet; thence 94 degrees 55 minutes 30 seconds left, in a northwesterly direction a distance of 100.37 feet; thence 85 degrees 04 minutes 30 seconds left, in a southwesterly direction, a distance of 318.44 feet to the Point of beginning, containing 0.741 acres. EXCEPT easements to Alabama Power in Vol. 101, page 519, and Vol. 101, page 511, Easements to American Telephone and Telegraph Company, in Vol. 168, page 444, Easements for postal telegraph cable in Vol. 80, page 40.

LESS AND EXCEPT all of that certain property conveyed to Shelby Industrial Fabricators, Inc., a corporation, as recorded in Book 309, page 821 in the Probate Office of Shelby County, Alabama, and more particularly described as follows, to-wit:

A parcel of land located in the NE1/4 of the SE1/4 of Section 1, Township 20 South, Range 3 West, more particularly described as follows: Commence at the SW corner of the NE1/4 of the SE1/4 of Section 1, Township 20 South, Range 3 West; thence in a northerly direction along the westerly line of said 1/4-1/4 section, a distnce of 523.48 feet; thence 123 degrees 58 minutes right, in a southeasterly direction, a distance of 107.92 feet; thence 95 degrees 42 minutes 30 seconds left, in a northeasterly direction, a distance of 350.87 feet; thence 90 degrees right, in a southeasterly direction, a distance of 60.0 feet; thence 90 degrees left, in a northeasterly direction, a distnce of 201.87 feet to the point of beginning; thence continue along last described course, a distance of 116.57 feet; thence 85

degrees 04 minutes 30 seconds right, in a southeasterly direction, a distance of 100.37 feet; thence 94 degrees 55 minutes 30 seconds right, in a southwesterly direction a distance of 125.19 feet; thence 90 degrees right, in an northwesterly direction, a distance of 100.00 feet to the point of beginning.

This property does not constitute the homeplace of the Grantor, said property is conveyed to the Grantees herein as tenants in common with each Grantees owing an undivided one-half interest as tenants in common.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I 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, I have hereunto set my hand and seal this 2nd day of December, 1992.

Sara E. Higginbotham
SARA E. HIGGINBOTHAM
a/k/a Sara E. Higginbotham
Cohen

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sara E. Higginbotham, a/k/a Sara E. Higginbotham Cohen, an unmarried woman, 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 official seal this 2 day of December, 1992.

Robert D. Burt
NOTARY PUBLIC

Inst # 1992-29192

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SHELBY COUNTY JUDGE OF PROBATE
002 NCD 19.00