

R93-1136

THIS INSTRUMENT PREPARED BY:  
R. Shan Paden  
Paden & Harris  
100 Concourse Parkway Suite 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:  
Edwin B. Lumpkin, Jr.  
730 North 8th Street  
Bessemer, Al 35020

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of FIFTY-FIVE THOUSAND AND NO/100ths (\$55,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, HARVEY R. CROCKER AND VIOLET CROCKER, husband and wife (herein referred to as GRANTORS, whether one or more), grant, bargain, sell and convey unto EDWIN B. LUMPKIN, JR. (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

PART OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FROM THE NORTHWEST CORNER OF THE SE QUARTER OF THE NW QUARTER OF SECTION 29, RUN IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID SE QUARTER OF THE NW QUARTER AND ITS SOUTHERLY EXTENSION THEREOF FOR A DISTANCE OF 1603.34 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 74 DEGREES 28 MINUTES AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 450 FEET; THENCE CONTINUE IN A SOUTHEASTERLY DIRECTION ALONG LAST MENTIONED COURSE FOR A DISTANCE OF 209.00 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 74 DEGREES 28 MINUTES AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 135.15 FEET, MORE OR LESS TO AN EXISTING 5/8" IRON REBAR BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF NEW U.S. HIGHWAY #280 AND BEING THE POINT OF BEGINNING; THENCE CONTINUE IN A SOUTHERLY DIRECTION ALONG LAST MENTIONED COURSE FOR A MEASURED DISTANCE OF 176.87 FEET TO AN EXISTING SOLID IRON BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 319, PAGE 167, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; THENCE TURN AN ANGLE TO THE RIGHT OF 105 DEGREES, 43 MINUTES, 47 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL AS SHOWN IN BOOK 319, PAGE 167 FOR A DISTANCE OF 209.05 FEET TO AN EXISTING SOLID IRON; THENCE TURN AN ANGLE TO THE LEFT OF 105 DEGREES, 46 MINUTES, 58 SECONDS AND RUN IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF A 30 FOOT EASEMENT AS

09:05 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 69.50

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DESCRIBED IN BOOK 354, PAGE 278 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA FOR A MEASURED DISTANCE OF 311.97 FEET TO AN EXISTING SOLID IRON; THENCE TURN AN ANGLE TO THE LEFT OF 74 DEGREES, 11 MINUTES, 25 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 209.00 FEET TO AN EXISTING IRON REBAR; THENCE TURN AN ANGLE TO THE RIGHT OF 74 DEGREES, 13 MINUTES, AND 02 SECONDS AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 210.00 FEET TO AN EXISTING IRON REBAR; THENCE TURN AN ANGLE TO THE LEFT 87 DEGREES, 01 MINUTES, 58 SECONDS AND RUN IN AN EASTERLY DIRECTION FOR A MEASURED DISTANCE OF 201.21 FEET TO AN EXISTING 1/4" SOLID IRON PIN; THENCE TURN AN ANGLE TO THE LEFT OF 92 DEGREES, 57 MINUTES, 26 SECONDS AND RUN IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 348, PAGE 246 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA FOR A MEASURED DISTANCE OF 652.11 FEET TO AN EXISTING 1/4" SOLID IRON PIN BEING ON THE SOUTH RIGHT-OF-WAY LINE OF NEW U.S. HIGHWAY #280; THENCE TURN AN ANGLE TO THE LEFT OF 74 DEGREES, 09 MINUTES, 15 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY #280 FOR A DISTANCE OF 209.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

H.R. CROCKER IS ONE AND THE SAME AS HARVEY R. CROCKER.

SUBJECT TO:

1. Ad valorem taxes for the year 1994; which said taxes are a lien but not due and payable until October 1, 1994.
2. Any loss, claim, damage or expense including additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment. (See 1975 Code of Alabama Section 40-7-25.3)
3. Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Deed 327 Page 690 in Probate Office.
4. Less any portion lying within right of way, including portion sold to the State of Alabama by Deed 343 page 776 in Probate Office.
5. Rights of others to use of easement as set out in Schedule A #4 herein and Deed 354 page 277 in the Probate Office of Shelby County, Alabama.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am (we are) lawfully seized in fee simple

of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against all the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 20 day of January, 1994.

Harvey R. Crocker  
HARVEY R. CROCKER

Violet Crocker  
VIOLET CROCKER

STATE OF ALABAMA)  
SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said State and County do hereby certify that HARVEY R. CROCKER and VIOLET CROCKER, whose name(s) are/is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 20 day of January , 1994.

[Signature]

Notary Public

My commission expires: 7/16/94

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