

175,000.00

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, JOHN W. OWENS, a Married Man (herein referred to as grantor,)), grant, bargain, sell and convey unto JAMES R. BLACKMON and JAMES MICHAEL BLACKMON, (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 2, 3, 4, 5 & 6 of Timbertrace Subdivision, as recorded in Plat Book 13 at Page 51 in the Probate Office of Shelby County, Alabama. AND ALSO an individual 5/6 interest in the following described: An ingress, egress and utility easement located in Sections 17 and 20, all in Township 22 South, Range 2 West, being more particularly described as follows:  
Beginning at the Southwest corner of Section 17, Township 22 South, Range 2 West; thence Easterly along the South line of said Section 625.22 ft. to the true point of beginning of the hereafter described parcel; thence Southerly with an interior angle of 268 degrees 13 min. 26 sec. 532.55 ft. to the North ROW line of Shelby County Road #16; thence Southeasterly along said North ROW line with an interior angle of 105 degrees 04 min. 06 sec. 72.57 ft.; thence Northerly with an interior angle of 74 degrees 36 min. 04 sec. 549.45 ft; thence continue Northerly with an interior angle of 182 degrees 52 min. 32 sec. 280.0 ft; thence Westerly with an interior angle of 88 degrees 53 min. 52 sec. 10.0 ft.; thence Northerly with an interior angle of 271 degrees 06 min. 08 sec. 1049.42 ft.; thence continue Northerly with an interior angle of 180 degrees 00 min. 37 sec. 1619.04 ft.; thence Westerly with an interior angle of 89 degrees 07 min 14 sec. 50.0 ft.; thence Southerly with an interior angle of 90 degrees 52 min. 46 sec. 1619.04 ft.; thence continue Southerly with an interior angle of 179 degrees 59 min. 23 sec. 1049.42 ft.; thence Westerly with an interior angle of 268 degrees 53 min. 52 sec. 10.0 ft. thence Southerly with an interior angle of 91 degrees 06 min. 08 sec. 280.0 ft. to the true point of beginning.

ALSO:

Beginning at the Northwest corner of the NW 1/4 of the NW 1/4, Section 20, Township 22 South, Range 2 West; thence North 89 degrees 59 min. 10 sec. East along the North line of said Section, 652.22 ft. to the true point of beginning of the hereafter described TRACT: thence South 01 degree 48 min. 24 sec East 532.35 ft. to the North ROW line of Shelby County Road #16; thence 76 degrees 24 min. 18 sec. East along said North ROW line a chord length of 72.,57 ft.; thence North 01 degree 48 min. 24 sec. West 549.45 to the North line of said Section; thence South 89 degrees 58 min. 10 sec. West along said North line of Section 70.0 ft. to the true point of beginning, containing 0.87 acres, more or less.

This property does not constitute the homestead of the grantee.

Subject to that certain mortgage to AmSouth Bank N.A. dated September 10, 1993 and recorded by instrument number 1993-28322 in Shelby County, Alabama.

08/16/1995-22479  
01:25 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
ONE HUNDRED THIRTY-ONE

Inst # 1995-22479

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 said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16 day of AUGUST, 1995.

 (SEAL)  
JOHN W. OWENS

GRANTEE'S ADDRESS

584 County Road 868  
Montevallo, AL 3515

Inst # 1995-22479

STATE ALABAMA

COUNTY OF CALHOUN

08/16/1995-22479  
01:25 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCB 31.00

I, LINDA V. GARDNER a Notary Public in and for said County, in said State, hereby certify that JOHN W. OWENS 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of August, 1995.

  
Notary Public

MY COMMISSION EXPIRES OCT. 26, 1998

THIS INSTRUMENT PREPARED BY:  
JOHN W. OWENS  
429 Quintard Ave.  
Anniston, AL 36201