

SEND TAX NOTICE TO:

(Name) ✓ Virgil Perkins

(Address) P.O. Box 185 Shelby, AL 35141

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE AND NO/100 (\$1.00) 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 or we, Gladys M. Perkins, widow of John P. Perkins; Theolphus Perkins, a married man; John Perkins, III, a married man; and Linwood Perkins and wife, Suzat Perkins

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Virgil Perkins

(herein referred to as grantee, whether one or more), all of our undivided interests in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Commencing at the S.W. corner of Section 13, Township 22 South, Range 1 West and run 0 deg.-00'00" E and along the West line of Section 24 a distance of 70.65' to a point on the Northerly Right-Of-Way of Heart of Dixie Railroad (100.00' R.O.W.); thence N 82 deg.-12'06" E and run a distance of 247.60' to a point on the northerly right-of-way line of said railroad; thence N 67 deg.-07'16" E and run a distance of 259.00' to a point on the Northerly right-of-way line of said railroad; thence N 66 deg.-52'52" E and run a distance of 54.75' to a point on the northerly right-of-way line of said railroad; thence leaving said right-of-way on a bearing of N 01 deg.-05'41" E and run a distance of 166.76' to The Point of Beginning; thence N 88 deg.-54'19" W and run a distance of 121.23'; thence N 01 deg.-05'45" E and run a distance of 115.79' to the Southerly Right-Of-Way line of Shelby County Highway No. 42 (80' R.O.W.); thence S 89 deg.-11'35" E and run a distance of 121.23'; thence S 01 deg.-05'41" W and run a distance of 116.40' to The Point of Beginning.
Said parcel contains 0.32 acres more or less.

The property hereinabove described and conveyed does not constitute any part of the homestead of the grantors, Theolphus Perkins and John Perkins, III, and their respective spouses.

06/10/1996-18798
01:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HEL 14.50

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 GRANTEES, their 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set our hands(s) and seal(s), this _____ day of _____, 1996.

Linwood Perkins (Seal)
Suzat Perkins (Seal)

(Seal)

Gladys M. Perkins (Seal)
Theolphus Perkins (Seal)
John Perkins, III (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, _____ the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gladys M. Perkins, widow of John P. Perkins 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 30th day of April, A. D. 1996
Barry J. Lipton, Notary Public

Inst # 1996-18798

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Theolphus Perkins, a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of May, 1996.

Peggy J. Letson
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Perkins, III, a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of May, 1996.

Conway H. Fowler Jr.
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linwood Perkins and wife, Suzat Perkins 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 31st day of May, 1996.

Peggy J. Letson
Notary Public

Inst # 1996-18798

06/10/1996-18798
01:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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