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Inst # 1996-18800

SEND TAX NOTICE TO:

✓
(Name) Virgil Perkins

(Address) P.O. Box 185 Shelby, AL
35143

This instrument was prepared by

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

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-87 Rev. 1-88
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, Shirley Bennett, a married woman; Barbara Everett, a married woman; and Maxine Perkins, a single woman

(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.

06/10/1996-18800
01:26 PM CERTIFIED
SHELBY COUNTY ALABAMA
JUL 12 1996

The property hereinabove described and conveyed does not constitute any part of the homestead of the grantors, Shirley Bennett and Barbara Everett, and their respective spouses.

This deed must be executed concurrently with deeds for Gladys M. Perkins and Linwood Perkins.

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, 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 GRANTEE, 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 1st day of May, 1996.

(Seal)
(Seal)
(Seal)

Shirley C. Bennett (Seal)
Shirley Bennett
Barbara P. Everett (Seal)
Barbara Everett
Maxine Perkins (Seal)
Maxine Perkins

NORTH CAROLINA
STATE OF ~~ALABAMA~~
MECKLENBURG COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Shirley Bennett, a married 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 1st day of MAY, A. D., 1996.
Nevada S. Wilson, Notary Public

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara Everett, a married 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 1st day of MAY, 1996.

Nevada S. Watson
Notary Public

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Maxine Perkins, a single 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 1st day of MAY, 1996.

My commission expires 4-7-96

Nevada S. Watson
Notary Public
P.O. Box 32813
Charlotte NC 28232

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06/10/1996-18800
01:26 PM CERTIFIED
WELBY COUNTY JUDGE OF PROBATE
DOR NEL 12.50