

558-97

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
819 Parkway Drive, S.E.
Leeds, AL 35094

Send Tax Notice To:
Doug Levene
2101 Moody Parkway
Moody, AL 35004

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED FIVE THOUSAND AND NO/100 (\$105,000.00) DOLLARS to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, JACK N. SPINKS, A MARRIED MAN (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto DOUG LEVENE (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

SUBJECT TO: 1. Restrictions or Covenants recorded in Instrument 1995-32047 and Instrument 1995-31828 in the Probate Office of Shelby County, Alabama.
2. Easement to American Telephone and Telegraph, recorded in Book 232 page 538 in said Probate Office.
3. Easement to Alabama Power Company recorded in Deed Book 170 page 252 and Deed Book 179 page 89 in said Probate Office.

The herein conveyed property does not constitute any portion of the homestead of the Grantor nor that of his spouse.

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 said Grantee, his, her or 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 stated 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, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 18th day of April 1997.

04/22/1997-12437
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 118.50


JACK N. SPINKS

Inst # 1997-12437

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JACK N. SPINKS whose name(s) 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 18th day of April, 1997.

Julie W. Jordan
Notary Public

My Commission Expires:

4-23-2000

EXHIBIT "A"

A tract of land lying on the westerly side of Highway #31 and being in the SE¹ of NE¹ of Section 35, Township 20 South, Range 3 West and being more particularly described as follows:

Commence at a found concrete monument being at the intersection of the south R.O.W. of Shelby County #66 and the westerly R.O.W. of Highway #31; thence run southerly along the said westerly R.O.W. of Highway #31 on an azimuth of 189° 33' 16" southwesterly 568.85 ft. to the corner of a sidewalk, said point being the point of beginning; thence an azimuth of 185° 32' southwesterly along a segment of a curve to the left, said curve having a central angle of 2° 18' a radius of 2675.64 ft.; thence along a chord to said segment a distance of 107.40 ft. to the P.C.; thence an azimuth of 185° 23' along said westerly R.O.W. a distance of 33.66 ft. to a found 1/2" rebar, at a point on the northerly side of concrete curbing; thence an azimuth 275° 38' northwesterly along said curbing a distance of 77.43 ft. to a found 1/2" rebar, at a point on the easterly right of way of L & N Railroad; thence an azimuth of 5° 52' northeasterly along the easterly R.O.W. of L & N Railroad a distance of 132.12 ft. to a nail found in concrete; thence an azimuth of 88° 54' northeasterly 76.65 ft. to the point of beginning. Situated in Shelby County, Alabama.

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