

THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
ATTORNEY AT LAW
1313 ALFORD AVENUE
BIRMINGHAM AL 35226

SEND TAX NOTICE TO:

B. J. Harris
Denney E. Barrow

WARRANTY DEED

Inst # 1997-34736

STATE OF ALABAMA)

JEFFERSON COUNTY)

\$153,000.00
Value

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

CAROL ANN WATKINS, A SINGLE WOMAN

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey all his right, title and interest unto

B.J. HARRIS AND DENNEY E. BARROW

(herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

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

Subject to all easements, restrictions and rights-of-way of record.

TO HAVE AND TO HOLD, the same unto the 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 19th day of October, 1997.

Carol Ann Watkins
CAROL ANN WATKINS

Inst # 1997-34736

10/27/1997-34736
08:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
903 HCB 166.50

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **CAROL ANN WATKINS, 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 seal this 14th day of October, 1997.



NOTARY PUBLIC

My Commission Expires: 2/23/2000

Exhibit "A"

PARCEL I:

The SE 1/4 of the SE 1/4 of Section 35, and part of the SW 1/4 of the SW 1/4 of Section 36, both in Township 19 South, Range 3 West, Shelby County, Alabama, and also part of the NW 1/4 of the NW 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, all being more particularly described as follows:

Beginning at the SE corner of Section 35, Township 19 South, Range 3 West, run in a Westerly direction along the South line of said Section 35 for a distance of 1321.07 feet to the Southwest corner of said SE 1/4 of SE 1/4 of Section 35; thence turn an angle to the right of 88 degrees 48 minutes 08 seconds and run in a Northerly direction along the west line of said SE 1/4 of SE 1/4 for a distance of 1298.62 feet to an existing iron corner being the northwest corner of the SE 1/4 of the SE 1/4 of said Section 35; thence turn an angle to the right of 90 degrees 59 minutes 55 seconds and run in an easterly direction along the north line of said SE 1/4 of SE 1/4 for a distance of 1321.22 feet to the northwest corner of the SW 1/4 of the SW 1/4 of Section 36, Township 19 South, Range 3 West; thence turn an angle to the right of 0 degrees 19 minutes 04 seconds and run in an easterly direction along the north line of said SW 1/4 of SW 1/4 for a distance of 295.99 feet; thence turn an angle to the right of 122 degrees 47 minutes 18 seconds and run in a southwesterly direction for a distance of 527.89 feet to an existing iron pin and being on the east line of the SE 1/4 of the SE 1/4 of said Section 35; thence turn an angle to the left of 34 degrees 05 minutes 39 seconds and run in a southerly direction along the east line of said SE 1/4 of SE 1/4 of said Section 35 for a distance of 721.77 feet; thence turn an angle to the left of 44 degrees 26 minutes 09 seconds and run in a southeasterly direction for a distance of 25.56 feet; thence turn an angle to the left of 90 degrees and run in a northeasterly direction for a distance of 10.0 feet; thence turn an angle to the right of 90 degrees and run in a southeasterly direction for a distance of 277.07 feet to an existing iron pin and being the point of beginning of a curve, said curve being concave in a northerly direction and having a central angle of 88 degrees 08 minutes 53 seconds and a radius of 25.0 feet; thence turn an angle to the left and run in a southeasterly, easterly and northeasterly direction along the arc of said curve for a distance of 38.46 feet to a point on the northwest right of way line of Alabama Highway #261; thence turn an angle to the right of 180 degrees and run in a southwesterly direction along the northwest right of way line of said Alabama Highway #261 for a distance of 120.06 feet to the point of beginning of a curve, said curve being concave in a Westerly direction and having a central angle of 91 degrees 51 minutes 07 seconds and a radius of 25.0 feet; thence turn an angle to the right of 180 degrees to the tangent of said curve and run in a northeasterly, northerly and northwesterly direction along the arc of said curve for a distance of 40.08 feet to the point of ending of said curve; thence run in a northwesterly direction along a line tangent to the end of said curve for a distance of 237.56 feet to a point on the west line of the SW 1/4 of the SW 1/4 of said Section 36; thence turn an angle to the left of 135 degrees 33 minutes 51 seconds and run in a southerly direction along the west line of said SW 1/4 of SW 1/4 for a distance of 51.84 feet, more or less, to the point of beginning.

LESS AND EXCEPT that part conveyed in Inst. #1996-35665.

Inst. # 1997-34736

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