

This instrument was prepared by:  
Conwill & Justice  
P.O. Box 557 Columbiana, Alabama 35051

Grantee(s) address:  
P.O. Box 117  
Pelham, AL 35124

## **WARRANTY DEED**

### **STATE OF ALABAMA**

**SHELBY COUNTY**      **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Thirty-one Thousand Five Hundred and no/100 DOLLARS (\$31,500.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, Larry D. Farr and Jo R. Farr, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto James F. Dillard (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama, and run thence Westerly along the North line of said Quarter-Quarter a distance of 953.35 feet to a point; thence turn 92 degrees 01 minutes 54 seconds left and run Southerly a distance of 30.02 feet to a steel rebar corner and the point of beginning of the property being described; thence continue along last described course 230.89 feet to a steel rebar corner; thence turn 92 degrees 52 minutes 39 seconds left and run Easterly 194.30 feet to a steel rebar corner; thence turn 118 degrees 25 minutes 58 seconds right and run South-Southwesterly 376.18 feet to a steel rebar corner on the Northeasterly margin of Shelby County Highway No. 77 in a curve to the right having a central angle of 18 degrees 16 minutes 27 seconds and a radius of 2,128.78 feet; thence turn 113 degrees 07 minutes 05 seconds right to tangent and run Northwesterly along said margin of said highway an arc distance of 678.96 feet to a steel rebar corner; thence turn 115 degrees 05 minutes 02 seconds right from tangent and run Easterly a distance of 328.59 feet to the point of beginning. According to survey of Joseph E. Conn, Jr., RLS #9049, dated February 24, 1998.

#### **Subject to the following conditions:**

1. No mobile homes. However, modular homes are permitted.
2. No cattle, hogs, or similar domestic or herd animals.

\$23,500.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

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03:22 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 20.00

*JMBse / Dennis Plana*

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 5th day of March, 1998.

Larry D. Farr  
Larry D. Farr

Jo R. Farr  
Jo R. Farr

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry D. Farr and Jo R. Farr, husband and wife, 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 5th day of March, 1998.



William R. Justice  
Notary Public

03/06/1998-07980  
03:22 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 20.00