

WARRANTY DEED

Inst # 2002-15857

**STATE OF ALABAMA
SHELBY COUNTY**

04/05/2002-15857
09:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH .00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-nine Thousand Five Hundred Seven and 40/100 Dollars (\$139,507.40) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Michael A. Palmer** and wife, **Lesa M. Palmer** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Shelby County, Alabama** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the southwest corner intersection of Depot Street and Lester Street and run in a Southwesterly direction along the easterly right of way line of Lester Street a distance of 442.63 feet to a point on the southerly right of way line of West College Street; thence turn an angle to the left of 78 degrees 38 minutes 08 seconds and run in a southeasterly direction of 9.30 feet; thence turn an angle to the right of 81 degrees 58 minutes 25 seconds and run in a Southwesterly direction for a distance of 176.83 feet to the POINT OF BEGINNING; thence run along last described course for a distance of 102.62 feet; thence turn an angle to the right of 66 degrees 18 minutes 58 seconds and run in a Westerly direction for a distance of 40.39 feet to the Eastern most right of way line of Abandoned L & N Railroad (80' right of way); thence turn an angle to the right of 70 degrees 52 minutes 04 seconds and run in a Northwesterly direction along said Eastern most right of way line for a distance of 298.03 feet; thence leaving said Eastern most right of way line, turn an angle to the right of 142 degrees 04 minutes 43 seconds and run in a Southeasterly direction for a distance of 153.86 feet; thence turn an angle to the right of 80 degrees 06 minutes 45 seconds and run in a Southwesterly direction for a distance of 40.63 feet; thence turn an angle to the left of 67 degrees 52 minutes 00 seconds and run in a Southeasterly direction for a distance of 93.78 feet to the POINT OF BEGINNING less and except any structures inside road right of way. Said parcel contains 20,822 square feet 0.48 acres more or less, according to the survey of Jon P. Strength, PLS, Alabama Registration No. 21181, dated January 23, 2002.

Grantors shall have thirty (30) days from the date hereof to remove any and all structures or parts of structures which Grantors desire to remove and to vacate the premises. Any structures or any part thereof remaining shall be Grantee's responsibility to remove.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, its successors 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s), this 5th day of April, 2002.


Michael A. Palmer

(SEAL)


Lesa M. Palmer

(SEAL)

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael A. Palmer** and wife, **Lesa M. Palmer**, 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 April, 2002.


Notary Public