

20050722000366780 1/2 \$82.00
Shelby Cnty Judge of Probate, AL
07/22/2005 10:49:06AM FILED/CERT

This instrument prepared by:
Name: Norman W. Lipscomb
Address: P. O. Box 48999
Tuscaloosa, AL 35404-8999
Source of Title: Inst # 1999-39658

QQ	Q	SEC	T	R
NE ¼	NE ¼	15	22S	1W

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Sixty-Eight Thousand Dollars and 00/100 (\$68,000.00) and other good and valuable consideration in hand paid by **ROBERT O'CONNOR and TYRUS R. SOCKWELL, JR.**, to **WESTERVELT REALTY, INC.**, an Alabama corporation, the receipt of which is hereby acknowledged, the undersigned GRANTOR, **WESTERVELT REALTY, INC.**, has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto the said **ROBERT O'CONNOR and TYRUS R. SOCKWELL, JR.**, surface rights only in and to the following described tracts or parcels of land lying and being in Shelby County, Alabama and more particularly bounded and described as follows:

SURFACE RIGHTS ONLY IN AND TO:

The NE¼ of the NE¼ of Section 15, Township 22S, Range 1W, in Shelby County, Alabama.

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting subject property.

SUBJECT TO all rights-of-ways and easements that may be of record or in evidence through use.

SUBJECT to any encroachments, overlaps, boundary line disputes, possession by other parties, or other matters which would be disclosed by an accurate survey or inspection of the premises.

GRANTOR RESERVES unto itself, its successors or assigns, all oil, gas, and minerals and mineral and mining rights.

GRANTOR RESERVES unto itself, its successors or assigns, the right to use all easements conveyed to buyer.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantee, its successors or assigns forever. The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above-described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise

IN WITNESS WHEREOF, the said **WESTERVELT REALTY, INC.** has hereunto set its signature by James J. King, Jr., its Vice President, who is duly authorized on this the 13th day of July, 2005.

ATTEST:

By: Elizabeth Shaw

Its: Secretary

WESTERVELT REALTY, INC.

By: James J. King, Jr.

Its: Vice President

STATE OF ALABAMA)

TUSCALOOSA COUNTY)

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that James J. King, Jr., whose name as Vice President of **WESTERVELT REALTY, INC.**, a corporation, 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 with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 13th day of July, 2005.

Rhonda P. Lancaster
Notary Public

My commission expires: 3/4/06

Ad Valorem Tax Notice regarding the subject real estate should be delivered to:

Tyrus R. Sockwell, Jr.
119 Bolton Lane
Columbiana, Alabama 35051-9337

Shelby County, AL 07/22/2005
State of Alabama

Deed Tax: \$68.00