

This instrument was prepared by

(Name) Warren B. Crow III

(Address) 2012 Sixth Avenue North, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-four Thousand and No/100-----(\$24,000.00)-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Marion Frances Clayton Sellers and husband, Ivan Y. Sellers

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

KIRKLAND DEVELOPMENT COMPANY, INC.

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

PARCEL NO. 1

Located in the Northwest quarter of Northeast quarter of Section 3, Township 22 South, Range 2 West described as follows: Begin at the southeast corner of said NW 1/4 of NE 1/4 of Section 3, thence West along the south line of said 1/4-1/4 section 123.0 feet to an iron rod, said iron rod being point of beginning of tract of land herein conveyed; thence continuing west along said course 60.0 feet to an iron pipe corner; thence turning an angle of 111 degrees and 26 minutes to the right in a northeasterly direction along a straight line 252.1 feet to an iron pipe in the southeast boundary of right of way for county highway No. 42; thence turning an angle of 91 degrees and 13 minutes to the right in a southeasterly direction along said road right of way boundary 16.0 feet; thence in a southwesterly direction along a straight line 235.1 feet to point of beginning. Mineral and mining rights excepted.

PARCEL NO. 2

The SW 1/4 of NE 1/4 and SE 1/4 of NW 1/4, Section 3, Township 22 South, Range 2 West.

EXCEPTIONS:

(1.) Taxes for 1973 and subsequent years. (2.) Transmission Line Permit to Alabama Power Company dated June 23, 1949, recorded in Deed Book 141, Page 409, and dated June 21, 1949, recorded in Deed Book 141, Page 408, in the Probate Office of Shelby County, Alabama, As to Parcel No. 1. (3.) Transmission line permit to Alabama Power Company recorded in Deed Book 141 at Page 407, Office of Judge of Probate of Shelby County, Alabama, As to Parcel No. 2.

BOOK 279 PAGE 647



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Shelby Cnty Judge of Probate, AL  
04/13/1973 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, ~~his heirs and assigns~~ <sup>its successors</sup> and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, ~~their heirs and assigns~~ <sup>its successors</sup> 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, ~~their heirs and assigns~~ <sup>its successors</sup> and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, ~~we~~ <sup>we</sup> have hereunto set ~~our~~ <sup>our</sup> hands(s) and seal(s), this 11<sup>th</sup> day of April 1973

STATE OF ALA., SHELBY CO.,  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON

April 13 1973 (Seal)

RECORDED & \$ MTO. TAX (Seal)

\$24.00 DEED TAX HAS BEEN PD. ON THIS INSTRUMENT (Seal)

*Marion Frances Clayton Sellers* (Seal)  
Marion Frances Clayton Sellers

*Ivan Y. Sellers* (Seal)  
Ivan Y. Sellers

STATE OF ALABAMA  
Jefferson COUNTY JUDGE OF PROBATE

General Acknowledgment

I, *Warren B. Crow*, a Notary Public in and for said County, in said State, hereby certify that *Marion Frances Clayton Sellers and husband, Ivan Y. Sellers* whose names ~~were~~ <sup>are</sup> signed to the foregoing conveyance, and who ~~are~~ <sup>are</sup> known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance ~~they~~ <sup>they</sup> executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of April A. D., 1973

*Warren B. Crow*  
Notary Public.

Commission Expires: *June 7 1975*