

This instrument was prepared by

(Name) J.P. Graham
(Address) P.O. Box 371
Pelham, Ala.

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19730504000024730 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/04/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar 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,

Thomas R. Smith and wife, Joyce L. Smith

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

ROY MARTIN CONSTRUCTION, INC.

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

Commence at the SE corner of Section 13, Township 20 South, Range 3 West; thence run North along East line of said Section 13, a distance of 565.23 feet to the point of beginning; thence continue North, along the East line of said Section, a distance of 424.77 feet; thence turn an angle of 88 deg. 30 min. to the left and run a distance of 93.57 feet; thence turn an angle of 74 deg. 38 min. to the left and run a distance of 442.14 feet; thence turn an angle of 105 deg. 49 min. to the left and run a distance of 221.82 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and containing 1.54 acres, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated July 8, 1969.

Subject to easements of record.

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

May 4 1973 4:00 PM

RECORDED & \$ MTC. TAX

\$2.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Stiles

JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 3 day of May, 1973.

(Seal)
(Seal)
(Seal)

Thomas R. Smith (Seal)
Joyce L. Smith (Seal)
(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas R. Smith and wife, Joyce L. Smith 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 3 day of May, A. D., 1973.

Patricia Roberts
Notary Public.

280 PAGE 118