

19731025000059040 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/25/1973 12:00:00 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

NAME: Charles A. Speir

ADDRESS: 2010 Brookwood Medical Center Dr.
Birmingham, Alabama 35209

Form 1-1-6

CORPORATION FORM WARRANTY DEED— ALABAMA TITLE CO., INC., BIRMINGHAM, ALA.

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-One Thousand Two Hundred Sixty and no/100-----DOLLARS,
(\$61,260.00) *See*

to the undersigned grantor, Dewberry Real Estate Company, Inc. a corporation,
in hand paid by Douglas H. Ballard, ~~XXXXXXXXXXXX~~ Luther G. Horton, Lloyd A. Rafalsky,
Charles A. Speir, Paul Yeager and B. H. Wells
the receipt of which is hereby acknowledged, the said Dewberry Real Estate Company, Inc.

does by these presents, grant, bargain, sell and convey unto the said Douglas H. Ballard, ~~XXXXXXXXXXXX~~
Luther G. Horton, Lloyd A. Rafalsky, Charles A. Speir, Paul Yeager and B. H. Wells
the following described real estate, situated in Shelby County, Alabama, to wit:

[Begin at the SW corner of the NW1/4 of the SE 1/4 of Section 36, Township 18,
Range 2 West, thence run in a Northeast direction for a distance of 696.0 feet
to the point of beginning. Turn an angle to the right of 90° 00' and run a
distance of 113.0 feet to the right of way of Dewberry Drive; thence continue
in a Northeast direction along the North West side of Dewberry Drive for a
distance of 435.50 feet to the right of way of U. S. Highway No. 280; thence
run in a Westerly direction along the South right of way line of Highway No. 280
for a distance of 28.60 feet; thence turn an angle to the left of 7° 07' 30"
and continue along the right of way for a distance of 323.10 feet; thence turn
an angle to the left of 90° 00' and run a distance of 325.0 feet to the point of
beginning. This tract of land contains 2.042 acres.] Together with the right
to use Dewberry Drive as now located along the Southerly boundry of the aforesaid
property as additional ingress and egress to said property. (See attached for con't.)

TO HAVE AND TO HOLD, To the said Douglas H. Ballard, ~~XXXXXXXXXXXX~~ Luther G. Horton,
Lloyd A. Rafalsky, Charles A. Speir, Paul Yeager and B. H. Wells
and their heirs and assigns forever.

And said Dewberry Real Estate Company, Inc. *See* does for itself, its successors
and assigns, covenant with said Douglas H. Ballard, ~~XXXXXXXXXXXX~~ Luther G. Horton, Lloyd A. Rafalsky
Charles A. Speir, Paul Yeager and B. H. Wells and their
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and
assigns shall, warrant and defend the same to the said Douglas H. Ballard, ~~XXXXXXXXXXXX~~,
Luther G. Horton, Lloyd A. Rafalsky, Charles A. Speir, Paul Yeager and B. H. Wells and their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Dewberry Real Estate Company, Inc. by its
President, James W. Dewberry, Sr., who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 15th day of October, 1973

ATTEST:

DEWBERRY REAL ESTATE COMPANY, INC.

By

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned
said State, hereby certify that James W. Dewberry, Sr.
whose name as President of Dewberry Real Estate Company, 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, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 15th day of October

My Commission Expires

Notary Public

MAY 15, 1976

cont'd

Subject to: Power line easements to Alabama Power Company recorded in Deed Book 109 page 59 in Probate Office of Shelby County, Alabama

Easement to South Central Bell Telephone Company dated 6-9-1969 recorded in Deed Book 258 page 470 in Probate Office

Title to minerals underlying caption lands with mining rights and privileges belonging thereto.

J. W. Newberry

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1973 OCT 25 PM 9:06
REC. B.K. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
COMM. BY SHELBY CO.
IMAGE OF INSTRUMENT

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