

This instrument was prepared by

(Name) Wilma Wells

(Address) 1031 So. 21st Street, Birmingham, Ala. 35205

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

4/21

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Thousand, Three Hundred, Fifty and No/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James M. Hire, Jr. and wife, Mildred R. Hire

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Deerwood Lake, an Alabama General Partnership

(herein referred to as grantee, whether one or more), the following described real estate, situated in

A tract of land in the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 19 South, Range 2 East, Shelby County, Alabama, that is South of the South line of the Plantation Pipe Line Easement granted to Plantation Pipe Line Company, said tract contains 4.7 acres, more or less. Except an undivided $\frac{1}{2}$ interest in minerals and mining rights. Situated in Shelby County, Alabama.

The within described property is conveyed subject to the following:

1. Taxes for 1974 and subsequent years.
2. Easement to Plantation Pipe Line Company recorded in Probate Office of Shelby County, Alabama in Deed Book 112, page 329.
3. Easement to Plantation Pipe Line Company recorded in said Probate Office of Shelby County, Alabama in Deed Book 252, page 738.
4. Title to an undivided $\frac{1}{2}$ interest in minerals underlying caption lands with mining rights and privileges belonging thereto.



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Shelby Cnty Judge of Probate, AL
03/11/1974 01:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs 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, 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 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 9th March, 1974

(Seal)

(Seal)

(Seal)

James M. Hire, Jr. (Seal)

Mildred R. Hire (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 James M. Hire, Jr. and wife, Mildred R. Hire whose name s 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 9th day of March

Wilma Wells
Com. Expires 1-16-78

Notary Public