

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

2764



19750304000009640 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/04/1975 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-five Thousand and no/100 (\$25,000.00) Dollars to the undersigned grantor, Nancy Acton as Guardian of the Estate of J. C. Acton, Sr., a person of unsound mind, and Nancy Acton, as wife of J. C. Acton, Sr., in hand paid by U-TOTE-M OF ALABAMA, INC. a corporation, the receipt whereof is acknowledged, the said Nancy Acton as Guardian of the Estate of J. C. Acton, Sr., and Nancy Acton, as wife of J. C. Acton, Sr. does grant, bargain, sell and convey unto the said U-TOTE-M OF ALABAMA, INC., the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NE 1/4 of the NE 1/4 Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of Section 36, Township 19 South, Range 3 West; Shelby County, Alabama, and run Southerly along the East line of said Section 550.00 feet to a point, said point now being in the right of way of U. S. Highway #31 South and also being the old SE corner of the W. N. Campbell property as described in Deed Book 128, page 333, in the Judge of Probate Office, Shelby County, Alabama; thence turn right 76 deg. 12' 31" as measured and run Southwesterly 136.91 feet along the South line of said W. N. Campbell property to the Westerly right of way line of U. S. Highway #31 South, and the point of beginning of the property herein described; thence continue Southwesterly along last stated course 200.00 feet; thence turn 83 deg. 15' left and run Southerly 100.55 feet; thence turn 96 deg. 45' left and run Easterly 200.01 feet to a point on said Westerly right of way line of U. S. Highway #31 South, said point being on a curve having a radius of 2009.86' and subtending a central angle of 2 deg. 52'; thence turn left with an interior angle of 95 deg. 18' 35" to tangent of said curve; thence run Northerly along the arc of said curve and said right of way line of U. S. Highway #31 South 100.56 feet to the point of beginning. Said parcel contains 19,929.06 square feet, more or less.

Subject to easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said U-Tote-M of Alabama, Inc., its successors and assigns forever. And I do as Guardian of the Estate of J. C. Acton, Sr., a person of unsound mind, for myself and for my heirs, executors and administrators, covenant with the said U-Tote-M of Alabama, Inc., its successors and assigns, that the Estate of J. C. Acton, Sr., a person of unsound mind, is lawfully

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seized in fee simple of said premises; that they are free from all encumbrances except for current ad valorem taxes; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said U-Tote-M of Alabama, Inc., its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this the 28 day of February, 1975.

WITNESSES:

Thomas G. Ritchie

Thomas G. Ritchie

Nancy Acton
Nancy Acton)

Nancy Acton
Nancy Acton as Guardian
of the Estate of J. C.
Acton, Sr., a person of
unsound mind

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancy Acton, wife of J. C. Acton, Sr., a person of unsound mind, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of February, 1975.

Stanford J. Skinner
Notary Public

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, in and for said County, in said State, hereby certify that Nancy Acton, whose name as Guardian of the Estate of J. C. Acton, Sr., a person of unsound mind, is signed to the foregoing warranty deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of said warranty deed, she in her capacity as such Guardian of the Estate of J. C. Acton, Sr., a person of unsound mind, executed the same voluntarily on the day the same bears date.

Given under my hand this the 28 day of February, 1975.

Stanford J. Skinner
Notary Public

THIS INSTRUMENT WAS PREPARED BY:

Stanford J. Skinner
Attorney at Law
1407 City Federal Bldg.
Birmingham, Ala. 35203



19750304000009640 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/04/1975 12:00:00AM FILED/CERT

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAR -4 AM 7:59
U.C.C. FILE NUMBER OR
RECORDED PAGE AS SHOWN ABOVE
JUDGE OF PROBATE