

This instrument was prepared by

(Name) John C. Hensley

(Address) 524 North 21st Street, Birmingham, Alabama

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Five Thousand - - - - - and NO/100 DOLLARS, and the execution of a purchase money mortgage in the principal amount of \$31,000.00:

to the undersigned grantor, Kirkland Development Company, Inc., a corporation, in hand paid by Sherwood Stamps and George Corcoris

the receipt of which is hereby acknowledged, the said Kirkland Development Company, Inc., does by these presents, grant, bargain, sell and convey unto the said Sherwood Stamps and George Corcoris

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 SE 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.

Being the same property conveyed by Marion Frances Clayton Sellers and husband, Ivan Y. Sellers to Kirkland Development Company, Inc., by deed dated April 11, 1973, filed for record in the Office of Probate, County of Shelby, State of Alabama, on April 13, 1973, at 9:00 O'clock A.M. and recorded in Deed Book 279 page 647. Subject to easements & restrictions of record.

TO HAVE AND TO HOLD, To the said Sherwood Stamps and George Corcoris, their heirs and assigns forever.

And said Kirkland Development Company, Inc., does for itself, its successors and assigns, covenant with said Sherwood Stamps and George Corcoris, their

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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

Sherwood Stamps and George Corcoris, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Kirkland Development Company, Inc. President, Claude W. Millican, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27 day of October 1975

ATTEST: KIRKLAND DEVELOPMENT COMPANY, INC. By Claude W. Millican, President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned Claude W. Millican a Notary Public in and for said County, in said State, hereby certify that Claude W. Millican whose name as President of Kirkland Development 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 27 day of October 1975

19751112000063500 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/12/1975 12:00:00AM FILED/CERT

Notary Public
My Commission Expires 8-12-77

STATE OF ALABAMA
SHELBY CO.
I CERTIFY THAT THIS INSTRUMENT WAS FILED
1975 NOV 12 PM 8:22

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