

INSTRUMENT PREPARED

NAME Thomas C. Najjar, Jr.

ADDRESS 1030 Brown Marx Building, Birmingham, Alabama 35203

WARRANTY DEED (Without Survivorship)

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,



19761022000101750 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/22/1976 12:00:00AM FILED/CERT

That in consideration of One Dollar (\$1.00) and other valuable consideration DOLLARS

to the undersigned grantors, Mona L. Tingley, an unmarried woman, Jo Ann Maxwell, Formerly Jo Ann Tingley, and husband Felix Neil Maxwell, Jr.

in hand paid by

Jo Ann Maxwell and Felix Neil Maxwell, Jr.

the receipt whereof is acknowledged we the said grantors

do grant, bargain, sell and convey unto the said Jo Ann Maxwell and Felix Neil Maxwell, Jr., as tenants in common

the following described real estate, situated in Shelby County, Alabama,

to-wit:

Parcel I

The SE 1/4 of NW 1/4 of Sec. 29, Township 19 S. Range 1 W, excepting rights and easement as described in Deed Book 179, on Page 202, said Probate Office.

PARCEL II

A part of the SW 1/4 of NW 1/4 of Section 29, Township 19 S. Range 1 West, more particularly described as follows: Beginning at the NE corner of said forty acres and run West 721 feet; thence run South 567 feet; thence run East 721 feet to East line of said forty; thence North along East line of said forty, 567 feet to point of beginning; excepting that tract sold to Harry W. Prater, as described in Deed Book 170 on Page 335, Probate Office of Shelby County, Alabama, described as follows:

3.4 acres, more or less, beginning at the North East corner line of the SW 1/4 of the NW 1/4 of Section 29, Township 19 South and Range 1 West, running West 560 feet; thence South eastwardly 432 feet; thence East 345 feet, thence North 234 feet to point of beginning.

TO HAVE AND TO HOLD, To the said Jo Ann Maxwell and Felix Neil Maxwell, Jr. their

heirs and assigns forever.

And we do, for ourself and for our heirs, executors and administrators, covenant with the said Jo Ann Maxwell and Felix Neil Maxwell, Jr. and their

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

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Jo Ann Maxwell and Felix Neil Maxwell, Jr., and their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal

this 14th day of October 1976.

WITNESSES

Mona L. Tingley
Jo Ann Maxwell
Jo Ann Maxwell (formerly Jo Ann Tingley)

Felix Neil Maxwell Jr.
Felix Neil Maxwell, Jr.

Najjar, Najjar, Vincent & Smith
1030 Brown Marx Building
RETURN TO Birmingham, Ala. 35203

Mona L. Tingley, et al

TO

Jo Ann Maxwell and Felix Neil

Maxwell, Jr.

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,

County.

ALABAMA TITLE COMPANY, INC.

Agents for

COMMONWEALTH LAND TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

350
100
500

Judge of Probate

COMMONWEALTH LAND TITLE INSURANCE
COMPANY

Form B 3013-1

JEFFERSON LAND TITLE SERVICE, INC.
315 W. 2nd Street
P. O. Box 1042
BIRMINGHAM, ALA. 35201

State of Alabama

General Acknowledgment

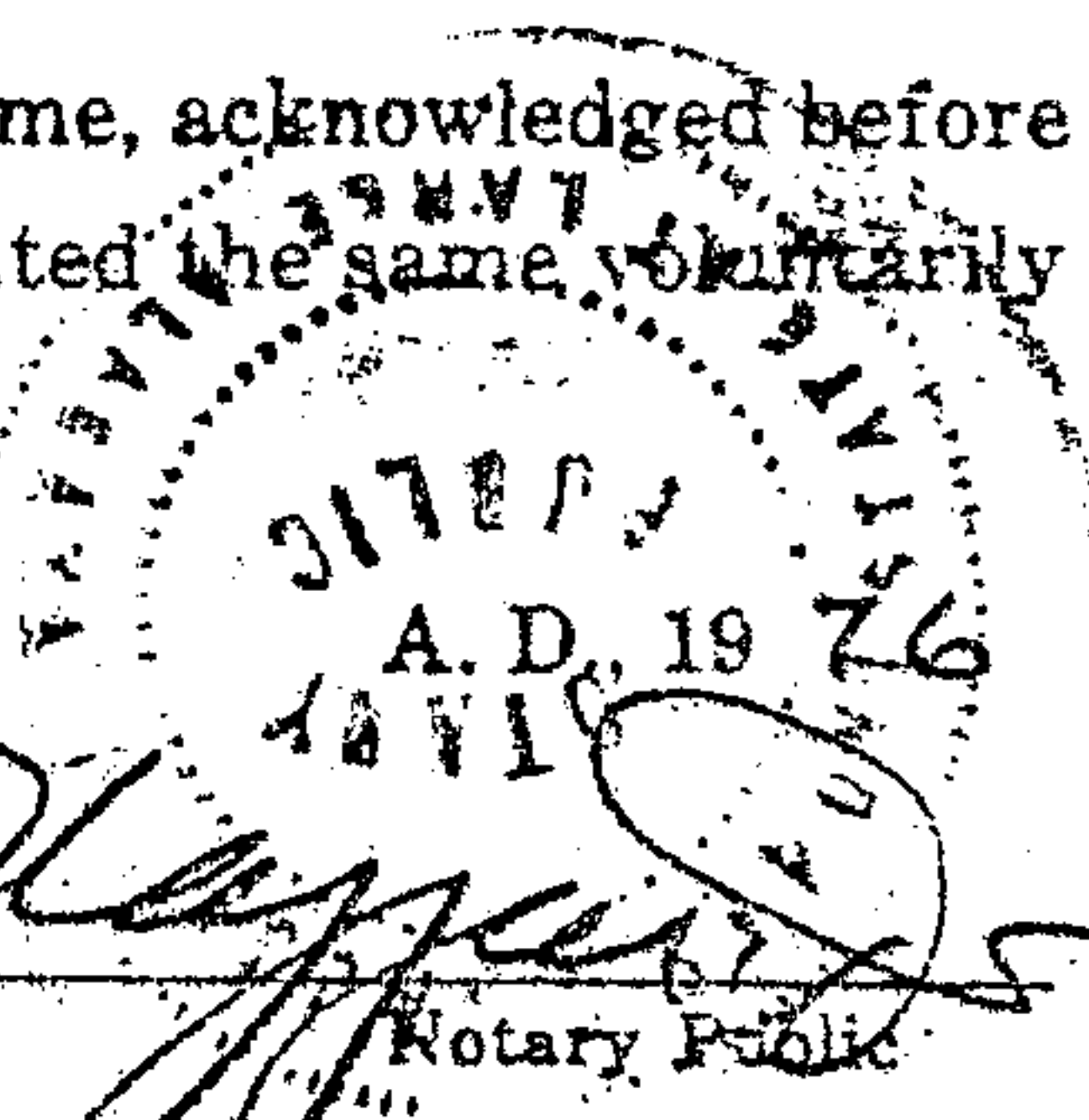
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mona L. Tingley, an unmarried woman 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

14 day of October

Thomas E. Haggard
Notary Public



State of Alabama

General Acknowledgment

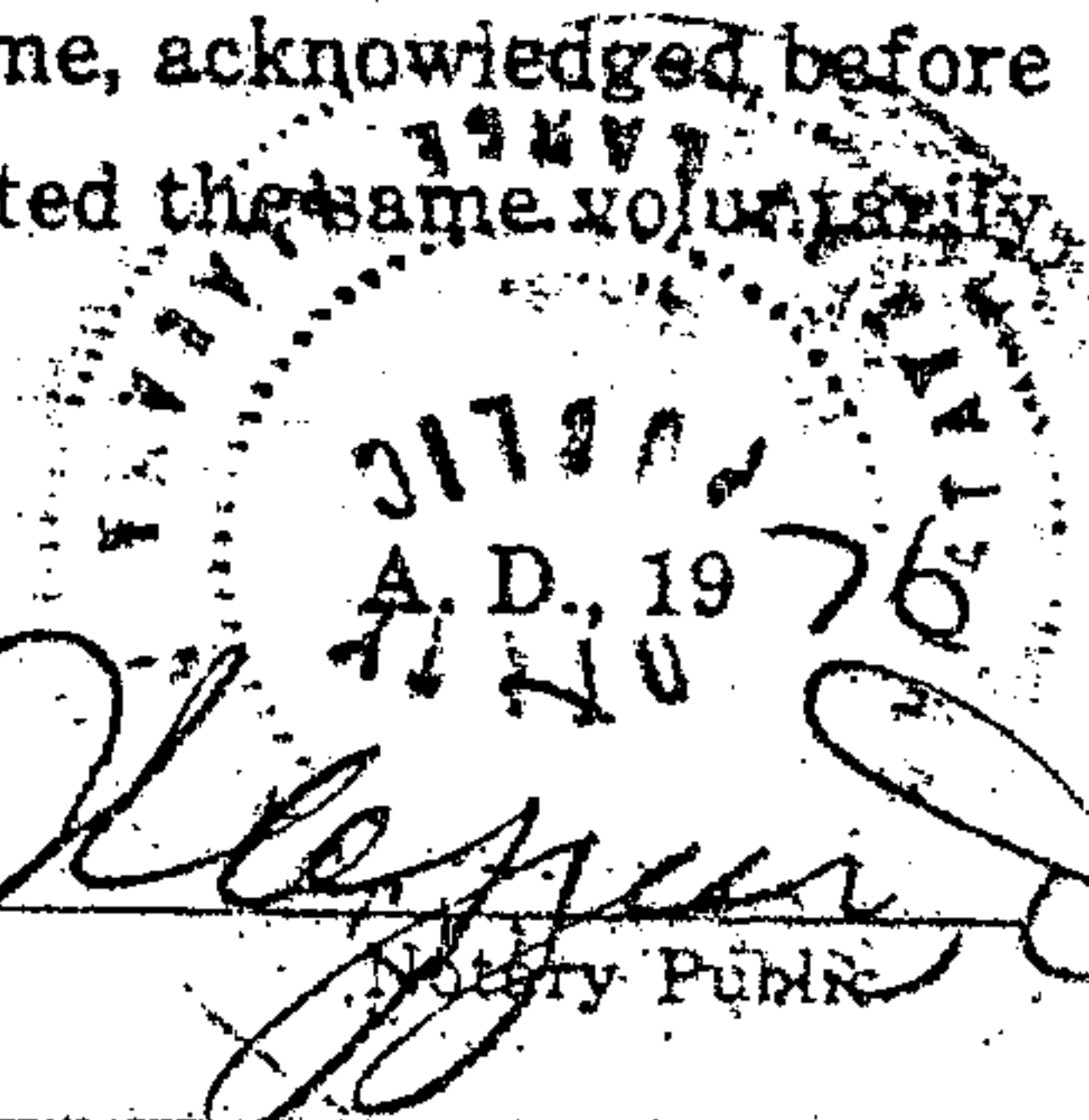
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jo Ann Maxwell (formerly Jo Ann Tingley) and husband Felix Neil Maxwell, Jr. 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

14 day of October

Thomas E. Haggard
Notary Public



State of

Corporation Acknowledgment

COUNTY

I, a Notary Public in and for said County in said State, hereby certify that whose name as of 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, this the

day of

19

Notary Public



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Shelby Cnty Judge of Probate, AL
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