

3074

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

KNOW ALL MEN BY THESE PRESENTS:

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Homer L. Brandenburg and wife, Bessie W. Brandenburg

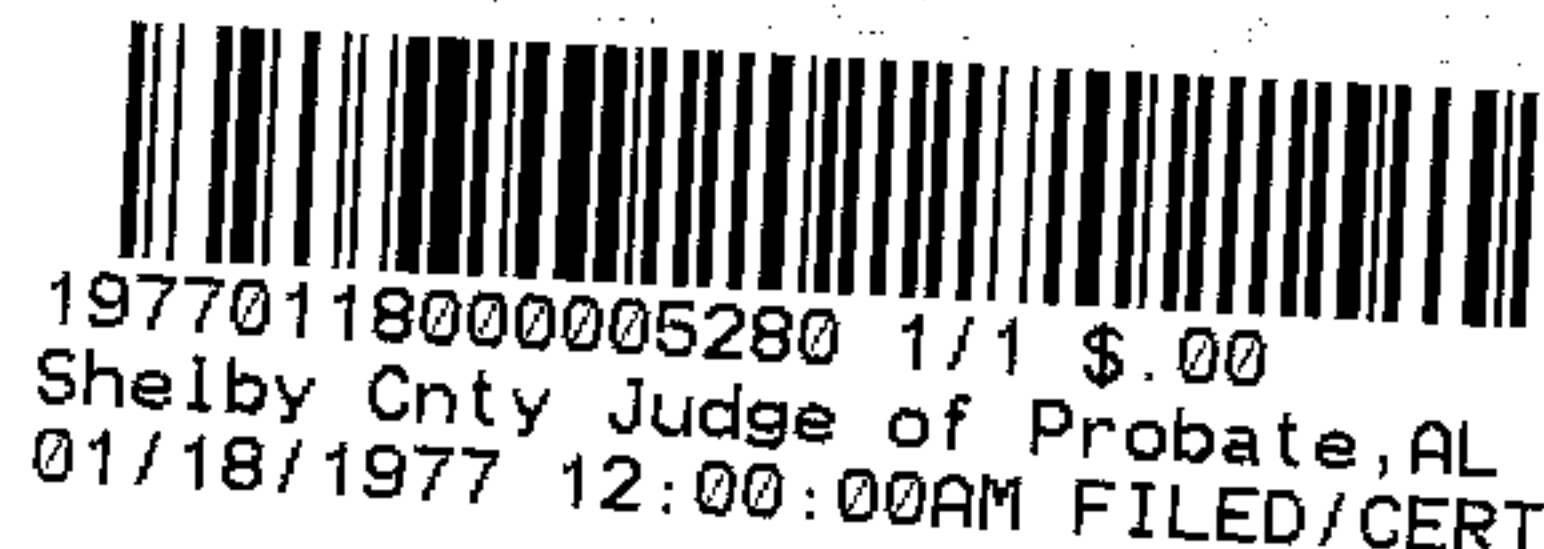
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Martin & Sons, Inc., a corporation, and Eloise Theobald

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A parcel of land situated in a portion of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 21 South, Range 3 West, being more particularly described as follows: From the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 21 South, Range 3 West, the point of beginning of the herein described tract; run southerly along the west line of said quarter-quarter along the line of Alabama Cooperage Company property on the west 941 feet, more or less, to a point on said quarter-quarter line, a point on the NW 60 foot right of way line of a county road; thence northeasterly along said right of way line along an arc of a curve to the right, having a ratio of 2,924.79 feet for a curve distance of 193 feet to a point 60 feet left of the center line of said county road, the point of tangent; thence continuing northeasterly along said right of way line 54.5 feet to a point 40 feet left of the center line of said county road, the point curve to the right; thence continuing northeasterly along the Northwest 40 foot right of way line, along an arc of a curve to the right, having a ratio of 2,904.79 feet to a curve distance of 609.3 feet to a point on said right of way line, the point of tangent; thence continuing northeasterly along said right of way line 165 feet, more or less, to a point on the north line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 3; thence northwesterly along said quarter-quarter line 370 feet, more or less, to the point of beginning; containing 3.6 acres, more or less, according to survey of Reese Mallett, Registered Land Surveyor.

Subject to purchase money mortgage in the amount of \$14,400.00, and subject to easements and rights of way of record.



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 10 day of March, 1976.

STATE OF ALA. SHELBY COUNTY
TO CERTIFY THIS INSTRUMENT WAS FILED
1977 JAN 18 AM 10:10
Filed Jan 14, 1977
Clerk of Probate
JUDGE OF PROBATE

(Seal) Bessie M. Brandenburg (Seal)
(Seal) Homer L. Brandenburg (Seal)
(Seal) (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

the undersigned _____, a Notary Public in and for said County, in said State,
hereby certify that Homer L. Brandenburg and wife, Bessie W. Brandenburg
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 19 day of March, A. D. 19 76

Dorothy Henry
Notary Public.