

This instrument was prepared by

(Name) Timothy L. Dillard

(Address) 331 Frank Nelson Building, Birmingham, Alabama 35203

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY THOUSAND AND NO/100 (\$30,000.00) DOLLARS Cash and the execution of a purchase money mortgage in the amount of \$90,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, R. E. Lee and wife, Sarah N. Lee; Mary Nell Lee Littlefield and husband, Joe Littlefield; and Louella Honeycutt and husband, Paul Honeycutt.

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

Charles A. Ezell, III and Edward G. Allen

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

Commence at the Northeast corner of the NW1/4 of Section 12, Township 20 South, Range 3 West; run thence in a Westerly direction along the North line of said quarter-quarter section for a distance of 559.53 feet to the point of beginning from the point of beginning thus obtained thence continue along last described course for a distance of 333.49 feet to the point on the Southeasterly right of way line of U. S. Highway No. 31; thence turn an angle to the left of 64 deg. 15 min. and run in a Southwesterly direction along the Southeasterly right of way line of U.S. Highway No. 31 for a distance of 263.32 feet; thence turn an angle to the left of 160 deg. 55 min. and run in a Southeasterly direction for a distance of 313.96 feet; thence turn an angle to the left of 73 deg. 05 min. and run in a Northeasterly direction for a distance of 316.85 feet to the point of beginning, according to survey of Coulter & Gay Engineering Co., Inc. dated June 27, 1978.

Subject to easments and rights of way of record, and subject to purchase money mortgage in the amount of \$90,000.00.



19781115000153470 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/15/1978 12:00:00AM 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 7th day of November, 1978

Joe Littlefield (Seal)
Louella Honeycutt (Seal)
Paul E. Honeycutt (Seal)

R. E. Lee (Seal)
Sarah N. Lee (Seal)
Mary Nell Lee Littlefield (Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, Alexis B. Olson, a Notary Public in and for said State, hereby certify that R. E. Lee and wife, Sarah N. Lee; Mary Nell Lee Littlefield and husband, Joe Littlefield and Louella Honeycutt and husband, Paul Honeycutt whose names signed to the foregoing conveyance, and who are known to me, have on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of November, 1978

Each Dillard & Ferguson

Alexis B. Olson
Notary Public