This instrument was prepared by

(Name) James R. Davis, Attorney at Law

(Address) Suite 10, Building 2, Office Park Circle, Birmingham, Alabama 35223

Corporation Form Warranty Deed

This Form Furnished by

Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of Ten Dollars and other good and valuable consideration---------DOLLARS,

to the undersigned grantor, JAMES B. DAVIS, M. DOUGLAS MIMS and RALPH S. TULLY as Trustees in Dissolution of CHELSEA DEVELOPERS, INC., a dissolved Alabama Corporation (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto ROBERT P. PARKER and S. W. SMYER, JR. (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

That certain real property which is more particularly described on Exhibit "A" which is attached hereto and made a part hereof and incorporated herein by reference. Mineral and mining rights excepted.

Thirty-Three Thousand and No/100ths------($33,000)---------- Dollars of the above-recited consideration was paid from a purchase money mortgage loan closed simultaneously with the execution of this conveyance.

SUBJECT TO THE FOLLOWING:

1. Taxes due in the year 1979 which are a lien but not due until October 1, 1979.

2. Easements, rights-of-way, covenants and equitable servitudes of record of reasonably apparent from visual inspection, if any.

3. Title to all minerals within and underlying the premises, together with all mining rights, priveleges and immunities relating thereto as recorded in Volume 13, Page 1 in the Office of the Judge of Probate, Shelby County, Alabama.

4. Right of way granted to Alabama Power Company by instruments recorded in Volume 136, page 308, and Volume 133, page 419, in said Probate Office.

5. Any portion of subject land lying within the public road known as Liberty Road.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Trustees, who are authorized to execute this conveyance, hereto set its signature and seal,

19790719000091600 1/3 $.00
Shelby Cnty Judge of Probate, AL
07/19/1979 12:00:00AM FILED/CERT

this the 8th day of July, 19 79.

ATTEST:

Secretary

The Trustees in Dissolution of Chelsea Developers, Inc., a dissolved corporation

By James B. Davis
James B. Davis, as Trustee

By M. Douglas Mims
M. Douglas Mims, as Trustee

By Ralph S. Tully
Ralph S. Tully, as Trustee

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned authority a Notary Public in and for said County, in said State,

hereby certify that JAMES B. DAVIS, whose name as Trustee in Dissolution of CHELSEA DEVELOPERS, INC., a dissolved Alabama 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 trustee and with full authority, executed the same voluntarily.

Given under my hand and official seal, this the 8th day of July, 19 79.

Notary Public

Birmingham Realty Company
2118 First Avenue North

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STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that M. DOUGLAS MIMS, whose name as Trustee in Dissolution of CHELSEA DEVELOPERS, INC., a dissolved Alabama 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 Trustee and with full authority, executed the same voluntarily.

Given under my hand and seal, this the 2 th day of July, 1979.

Oscar H. Cook, Jr.
Notary Public

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that RALPH S. TULLY, whose name as Trustee in Dissolution of CHELSEA DEVELOPERS, INC., a dissolved Alabama Corporation, is signed to the foreoing 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 Trustee and with full authority, executed the same voluntarily.

Given under my hand and seal, this the 8 th day of July, 1979.

Oscar H. Cook Jr
Notary Public

BOOK 320 PAGE 711

Return to:

TO

WARRANTY DEED

Corporation Form Warranty Deed

STATE OF ALABAMA
COUNTY OF

JEFFERSON LAND TITLE SERVICES CO., INC.

Recording Fee $
Deed Tax $ $

This form furnished by

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P.O. BOX 10481 • PHONE (205)-328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

19790719000091600 2/3 $.00
Shelby Cnty Judge of Probate,AL
07/19/1979 12:00:00AM FILED/CERT

EXHIBIT "A"

19790719000091600 3/3 $.00
Shelby Cnty Judge of Probate,AL
07/19/1979 12:00:00AM FILED/CERT

PARCEL B:

Commence at the Southwest corner of the Southwest Quarter of the Northeast Quarter of Section 35, Township 19 South, Range 1 West; run thence in an Easterly direction along the South line of said Quarter-Quarter section for a distance of 1,333.14 feet to the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 35; thence turn an angle to the left of 87 degrees, 59 minutes, 45 seconds and run in a Northerly direction along the East line of said Quarter-Quarter Section for a distance of 1,327.64 feet to the Northwest corner of the Southeast Quarter of the Northeast Quarter, Section 35, Township 19 South, Range 1 West; said point being the point of beginning of the tract to be herein described; thence turn an angle to the right of 88 degrees, 01 minutes,07 1/2 seconds and run in an Easterly direction along the North line of said Quarter-Quarter for a distance of 267.34 feet; thence turn an angle to the left of 70 degrees, 30 minutes, 07 1/2 seconds and run in a Northeasterly direction along the Northwesterly line of Chelsea Estates, First Addition for a distance of 417 feet; thence turn an angle to the right of 19 degrees, 45 minutes and run in a Northeasterly direction along the Northwesterly line of Chelsea Estates, First Addition for a distance of 192 feet; thence turn an angle to the right of 9 degrees, 45 minutes and run in a Northeasterly direction along the Northwesterly line of Chelsea Estates, First Addition for a distance of 140 feet; thence turn an angle to the left of 34 degrees, 16 minutes and run in a Northeasterly direction along the Northwesterly line of Chelsea Estates, First Addition for a distance of 82.15 feet; thence turn an angle to the left 90 degrees and run in a Northwesterly direction along the Southwesterly line of Chelsea Estates, First Addition for a distance of 106.82 feet; thence turn an angle to the right of 90 degrees and run in a Northeasterly direction along the Northwesterly line of Chelsea Estates, First Addition for a distance of 428.24 feet to a point on the Southwesterly right-of-way line of Liberty Road; thence turn an angle to the left tangent of the following described course of 68 degrees, 09 minutes, 30 seconds; said course being situated on a curve to the right, having a central angle of 3 degrees, 42 minutes and a radius of 393.18 feet; thence run along the arc of said curve to the right in a Northwesterly direction along the Southwesterly right-of-way line of Liberty Road for a distance of 25.39 feet to the end of said curve; thence run along the tangent, if extended to said curve, in a Northwesterly direction along the Southwesterly right-of-way line of Liberty Road for a distance of 242.12 feet to its intersection with the Northerly line of Section 35, Township 19 South, Range 1 West; thence turn an angle to the left of 40 degrees, 15 minutes and run in a Westerly direction along the North line of said Section 35 for a distance of 409.57 feet to a point on the Northwest corner of said Northeast Quarter of the Northeast Quarter of said Section 35; thence turn an angle to the left of approximately 88 degrees and run South along the West line of said Northeast Quarter of the Northeast Quarter for an approximate distance of 1,343 feet, more or less, to the point of beginning.

JUL 19 AM 8 37

deed tax 43.00
rec. 4.50
and 1.00
48.50

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