

This instrument was prepared by

(Name) Stacey L. Argo, Adm. Asst./FAB- Pelham Office

(Address) Post Office Box 216, Pelham, Alabama 35124

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred, Thirty Thousand and no/100**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Allen D. King and Jack Travis

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Allen D. King, Jack Travis, Barry D. Bradford and Inga Bauer

(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 the SE 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, and being located in Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of said 1/4 1/4 Section and run thence North along the East Section line thereof 276.0 feet to the Point of Beginning of property herein described; thence continue North along the last described course 859.12 feet; thence turn 72 deg. 29 min. left and run Northwestwardly 236.45 feet to a point on the old Southeasterly right of way line of old U. S. highway 31, thence turn 4 deg. 16 min. right and continue Northwestwardly 23.0 feet to the present Southeasterly right of way of U. S. Highway 31; thence turn 85 deg. 34 min. 30 sec. left and run Southwestwardly along the right of way line of said U. S. Highway No. 31 a distance of 1031.20 feet; thence turn 115 deg. 32 min. left and run Eastwardly 721.09 feet to the Point of Beginning; being situated in Shelby County, Alabama.

1. Deed Tax \$ —
2. Mtg. Tax —
3. Recording Fee 2.50
4. Notary Fee 3.00
TOTAL 5.50

(This property does not constitute the homestead property of any of the mortgagors, nor of their spouses).
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 22nd day of August, 1988.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 SEP -1 PM 3:52

JUDGE OF PROBATE

Allen D. King

Jack Travis

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Allen D. King and Jack Travis 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 22nd day of August, A. D., 1988

Fritz A. Bauh

Notary Public.