

WARRANTY DEED—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALABAMA

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

for and

That in consideration of the conveyance of real property, to-wit, 16 acres, ~~DOLLARS~~ more or less, in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 19, Range 2 West, Shelby County, Alabama, to the undersigned grantor, Frank E. Spain, by O'Neal Steel, Inc., a Delaware corporation, in hand paid by

the receipt whereof is acknowledged we the said Frank E. Spain and wife Margaret C. Spain do by these presents

do grant, bargain, sell and convey unto the said O'Neal Steel, Inc.

the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 19, Range 2 West, and proceed in a southerly direction along the West boundary of said forty 525.70 feet to an iron stake; thence turn an angle to the left of 88° 40' and proceed in an easterly direction 1328.32 feet to an iron stake in the East boundary of said forty; thence turn an angle to the left of 91° 25' and proceed in a northerly direction in the East boundary of said forty 527.08 feet to an iron stake at the NE corner of said forty; thence turn an angle to the left 88° 40' and proceed in a westerly direction along the North boundary of said forty 1327.52 feet to the point of beginning, containing 16 acres, more or less.

TO HAVE AND TO HOLD, To the said O'Neal Steel, Inc., its successors

heirs and assigns forever.

the said Frank E. Spain and wife Margaret C. Spain, And we/ do, for ourselves and for our heirs, executors and administrators, covenant with the said O'Neal Steel, Inc., its successors

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except ad valorem taxes due October 1, 1959;

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 O'Neal Steel, Inc., its

successors heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal, this 29 day of September 1959.

WITNESSES:

Frank E. Spain (Seal.)

Margaret C. Spain (Seal.)

State of ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank E. Spain and wife, Margaret C. Spain, 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 29 day of September 1959.

Joyce E. Sperry
Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed

10/3/59

J M

deed to N. S. Rd