

State of Alabama

SHELBY

County

1370

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred & 00/100 (\$100.00) Dollars and other good and valuable consideration to the undersigned grantor, Carlton Homes, Inc., a corporation, in hand paid by Frank L. Brizendine, Jr. the receipt whereof is acknowledged, the said Carlton Homes, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Frank L. Brizendine, Jr.

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

Part of the East $\frac{1}{2}$ of Section 15, Township 20 South, Range 3 West, more particularly described as follows:

Beginning at the intersection of the South line of the L&N Railroad right-of-way and the center line of Prairie Branch, thence East along said South line of the railroad right-of-way for 1126.0 feet, thence right $101^{\circ} 30'$ and Southerly for 1010.0 feet, thence right $89^{\circ} 39'$ for 615.0 feet, more or less, to the centerline of said Prairie Branch, thence Northerly along the centerline of Prairie Branch to the point of beginning, containing 16.20 acres, more or less; subject, however, to the following exceptions:

1. Taxes for the current year.
2. Any and all restrictions, easements and rights-of-way of record in the Office of the Judge of Probate of Shelby County, Alabama.



TO HAVE AND TO HOLD said property unto the said Frank L. Brizendine, Jr., his heirs and assigns, forever.

and said Carlton Homes, Inc.

does for itself, its successors

and assigns, covenant with said Frank L. Brizendine, Jr., his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as hereinabove noted;

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 Frank L. Brizendine, Jr., his

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

IN WITNESS WHEREOF, The said Carlton Homes, Inc., a corporation,

has hereunto set its

signature by Frank L. Brizendine, Jr. its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 29 day of March, 1961.

CARLTON HOMES, INC.,
a corporation

By Frank L. Brizendine, Jr.
President.

ATTEST:

Veronica C. Ziegler
Secretary.

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233 Lillian Field
Birmingham, Ala.

CARLTON HOMES, INC.,

a corporation

TO

FRANK L. BRIZENDINE, JR.

CORPORATION

WARRANTY DEED

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of Alabama

JEFFERSON

County

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that *Frank L. Brizendine Jr.* whose name as President of the Carlton Homes, Inc., a 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 29 day of March, 1961.

Leonard M. [Signature]
Notary Public.

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT
WAS FILED ON
12 14 PM '61
RECEIVED \$20.00
& \$20.00 TAX
PD. ON THIS
Comm. [Signature]
JUDGE OF [Signature]

CCJ 7174 812 3006