

State of Alabama

JEFFERSON COUNTY; KNOW ALL MEN BY THESE PRESENTS

That in consideration of Twenty-Five Thousand Five Hundred - - - - -DOLLARS

to the undersigned grantor Henry G. Cardwell

in hand paid by Marvin Pharo, Raymond Pharo, Edmond Pharo and Charles A. J. Beavers

the receipt whereof is acknowledged we the said Henry G. Cardwell and wife, Lee M. Cardwell

do grant, bargain, sell and convey unto the said Marvin Pharo(an undivided 1/4 interest), Raymond Pharo (an undivided 1/4 interest), Edmond Pharo (an undivided 1/4 interest) and Charles A. J. Beavers (an undivided 1/4 interest) in and to the following described real estate, situated in SHELBY County, Alabama,

to-wit: Begin at the NW corner of NE 1/4 of NE 1/4 of Section 2, Township 21, Range 3 West and run along the North line of said 40 acres North 89° 30' East, 341 feet; thence South 6° 30' West, 675 feet to South line of a street; thence South 30' East 60 feet to the beginning point of the lot herein described; thence South 89° 30' West 150 feet; thence South 30' East 60 feet; thence North 89° and 30' East 150 feet; thence North 30' West 60 feet to the point of beginning. Said lot being situated in the NE 1/4 of NE 1/4 of Section 2, Township 21, Range 3 West.

Subject to easements to Alabama Power Company as recorded in Volume 57, page 376, Volume 109, page 203; Volume 233 page 76;

Also subject to Easement to Shelby County recorded in Volume 237 page 165, all in the Probate Office of Shelby County, Alabama;

TO HAVE AND TO HOLD, To the said Marvin Pharo, Raymond Pharo, Edmond Pharo and Charles A. J. Beavers, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Marvin Pharo, Raymond Pharo, Edmond Pharo and Charles A. J. Beavers, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except the easements set forth above and except for current taxes due Oct. 1st next; 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 Marvin Pharo, Raymond Pharo, Edmond Pharo and Charles A. J. Beavers, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal

this 15<sup>th</sup> day of August, 1966.

WITNESSES.

Henry G. Cardwell (Seal.)  
Lee M. Cardwell (Seal.)  
(Seal.)  
(Seal.)

BOOK 244 PAGE 102

JAMES, BEAVERS & HARRISON  
2010 CITY FEDERAL BLDG.  
BIRMINGHAM 3, ALABAMA

WARRANTY DEED

STATE OF ALABAMA,  
County.

TO

Judge of Probate

ALABAMA TITLE COMPANY, INC.

LOUISVILLE TITLE INSURANCE CO.

614 No. 21st Street Birmingham, Alabama

This form furnished by

Agents for

State of Alabama  
Jefferson COUNTY

General Acknowledgment

I, *Frank Baumgardner*, a Notary Public in and for said County, in said State, hereby certify that Henry G. Cardwell and wife, Lee M. Cardwell 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 15<sup>th</sup> day of August A.D., 19 66.

*Frank Baumgardner*  
Notary Public.

STATE OF ALA., SHELBY CO.,  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 8-16-66

State of

RECORDED & \$ 25.50 MTG. TAX  
COUNTY  
DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

General Acknowledgment

I, *Conrad M. Fowler*, a Notary Public in and for said County, in said State, hereby certify that *Conrad M. Fowler* whose name is 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 day of A.D., 19

Notary Public

State of

COUNTY

Separate (and General) Acknowledgment by Wife

I, a Notary Public in and for said County, in said State, hereby certify that on the date hereof, came before me the within named who is known to me to be the wife of the within named who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged before me on this day that being informed of the contents of the conveyance, she signed the same voluntarily and of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this day of , 19

Notary Public

BOOK 244 PAGE 103