

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand Dollars (\$1,000.00) and other good and valuable considerations, to the undersigned grantors, Philip J. Kyser and wife, Vera Mae Kyser, in hand paid by Fitzgerald Associates, Inc., an Alabama Corporation, the receipt whereof is acknowledged, we, the said Philip J. Kyser and wife, Vera Mae Kyser, do grant, bargain, sell and convey unto the said Fitzgerald Associates, Inc., an Alabama Corporation, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 13, according to Plat of the Town of Aldrich, as recorded in Map Book 3, on Page 4, in the Probate Office of Shelby County, and also according to Map entitled Thomas' Addition to the Map of the Town of Aldrich as recorded in Map Book 3, on Page 52, in the Probate Office of Shelby County, Alabama.

Also, Lots 1, 3, 5 and 7, Thomas Addition to Aldrich, a map of which is recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, on Page 52.

Also, the following described property: Commence at the southeast corner of Section 19, Township 22 South, Range 3 West, thence run north 57 degrees 45 minutes West a distance of 522.85 feet to an iron pipe at the point of beginning; thence run North 6 degrees 26 minutes East a distance of 107.15 feet; thence North 5 degrees 12 minutes East for a distance of 385.18 feet; thence run North 4 degrees 53 minutes East for a distance of 605.75 feet to an iron pipe; thence run North 89 degrees 28 minutes West for a distance of 607.32 feet to an iron pipe; thence run north 4 degrees 53 minutes West for a distance of 986.20 feet to a point which is 250 feet South 4 degrees 53 minutes East from an iron pipe on the Southern right-of-way line of the Montevallo-Aldrich-Boothton road; thence run South 87 degrees 31 minutes West for a distance of 240 feet; thence run North 250 feet to a point on the South margin of the Montevallo-Aldrich-Boothton Road, thence run West along the South margin of said road 152 feet to a point on the West boundary of the East 1/2 of Southeast 1/4 of said Section 19, Township 22 South, Range 3 West; thence run southward along the West boundary of said E 1/2 of SE 1/4 to a point 1402.60 feet from the northwest corner of said E 1/2 of SE 1/4; thence run South 65 degrees 0 minutes East a distance of 342.30 feet; thence run South 89 degrees 39 minutes East for 170 feet to an iron pipe; thence run South 26 degrees 6 minutes West for a distance of 91 feet; thence run South 15 degrees 14 minutes East for a distance of 146.52 feet; thence run South 26 degrees 28 minutes East for 158.17 feet; thence run South 30 degrees 43 minutes East for 97.98 feet; thence run South 38 degrees 7 minutes East 121.42 feet; thence run South 32 degrees 30 minutes East for a distance of 207.92 feet; thence run South 29 degrees 29 minutes East for a distance of 157.87 feet to an iron pipe; thence run North 69 degrees 02 minutes East for 11.03 feet to the point of beginning; situated in the E 1/2 of the SE 1/4 of said Section 19, Township 22 South, Range 3 West.



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Subject to that certain mortgage from Philip J. Kyser and wife, Vera Mae Kyser, to Eugene D. Reynolds, dated December 16, 1963, in the original amount of \$14,000.00, filed in the Office of the Judge of Probate, Shelby County, Alabama, in Mortgage Book 285, at Page 772, which purchaser assumes and agrees to pay.

TO HAVE AND TO HOLD, to the said Fitzgerald Associates, Inc., its successors and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Fitzgerald Associates, Inc., its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as hereinabove stated, and except ad valorem taxes for the year 1966, which Sellers agree to pay for 1966 only; 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 Fitzgerald Associates, Inc., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17th day of September, 1966.

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 9-20-66

RECORDED & \$ 20.50 MTG. TAX
DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

STATE OF ALABAMA)
Cornelius H. Fowler
JUDGE OF PROBATE)
JEFFERSON COUNTY)

Philip J. Kyser (SEAL)
Philip J. Kyser
Vera Mae Kyser (SEAL)
Vera Mae Kyser

I, John H. Brewer, a Notary Public in and for said County, in said State, hereby certify that Philip J. Kyser and his wife, Vera Mae Kyser, 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 17 day of September, 1966.

John H. Brewer
Notary Public

MY COMMISSION EXPIRES JULY 9, 1967

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