

3788

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE THOUSAND AND NO/100-----(\$5,000.00)-----DOLLARS, and other good and valuable consideration

to the undersigned grantor, Oak Acres, Inc. a corporation,
in hand paid by Shamrock Enterprises, Inc.

the receipt of which is hereby acknowledged, the said Oak Acres, Inc.

does by these presents, grant, bargain, sell and convey unto the said Shamrock Enterprises, Inc.

the following described real estate, situated in SHELBY County, Alabama, to-wit:
E½ of the NE¼ of Section 17, Township 19, Range 1 West consisting of eighty (80) acres, more or less, in fee simple. Also that certain parcel of land described as follows: Begin at the Southeast Corner of the SW¼ of NE¼ of Section 17, Township 19, Range 1 West, and run north along the 40 line 300 feet to point of beginning; thence run west at a right angle 70 feet; thence north at a right angle 150 feet; thence east at a right angle 70 feet to the 40 line; thence south to the point of beginning, consisting of a parcel 70 feet east and west by 150 feet north and south; surface rights only, all minerals and water rights reserved on this latter parcel.

This conveyance is made subject to that certain purchase money mortgage from the Grantor hereof to Theodore Fitz Randolph, Jr. dated the 11th day of January, 1965 in the original amount of \$15,000.00, which grantee herein assumes and agrees to pay

As part of the consideration for this conveyance the grantee has contemporaneously herewith executed to the grantor its promissory note in the amount of \$21,000.00 and has secured the payment of same by the execution of a purchase money mortgage upon the subject property, which mortgage is second only to the purchase money mortgage to Theodore Fitz Randolph, Jr., above referred to.

TO HAVE AND TO HOLD Unto the said Shamrock Enterprises, Inc., its successors

~~heirs~~ and assigns forever.

And said Oak Acres, Inc. does for itself, its successors
and assigns, covenant with said Shamrock Enterprises, Inc., its successors

~~heirs~~ and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as herein stated, 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

Shamrock Enterprises, Inc.

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

IN WITNESS WHEREOF, the said Oak Acres, Inc.

by its

President, E. J. Listerman

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 15th

day of May

, 1967.

ATTEST:

OAK ACRES, INC.

Frank McCutcheon

Frank McCutcheon

Secretary

By

E. J. Listerman

President

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
E. J. Listerman
whose name as President of Oak Acres, 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 15th day of May, 1967.

Notary Public

This instrument was prepared by
Walter L. Mims, Attorney at Law,
1010 Massey Building, Birmingham,
Alabama.



RETURN

BAINTBRIDGE & MIMS

WATSEY BUILDING

BIRMINGHAM, ALABAMA

Oak Acres, Inc.

○

Shamrock Enterprises, Inc.

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF

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Judge of Probate of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the day of 19 , and was recorded in Vol. , Page , on the day of 19 .

Judge of Probate

Recording Fee \$.....(1.00)

Deed Tax \$ 500

BAINBRIDGE & MIMS

**Attorneys At Law
Massey Building
Birmingham, Alabama**

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