

This instrument was prepared by

(Name).....

(Address).....

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand Two Hundred Twenty-five & 00/100 (\$1,225.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

T. Clyde Ulmer & wife, Pauline S. Ulmer,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Marquis M. Hunt, Jr. and C. Beaty Hanna

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 18 South, Range 2 West more particularly described as follows: Commence at the Southeast corner of said quarter-quarter section; thence in a northerly direction along the easterly line of said quarter-quarter section a distance of 96.19 feet to the point of beginning; thence continue along last described course a distance of 425.00 feet; thence 142 degrees 17 minutes left in a south-westerly direction a distance of 336.19 feet; thence 90 degrees left in a southeasterly direction a distance of 260.0 feet to the point of beginning; subject, however, to the following exceptions:

1. Taxes for year 1969 and subsequent years.

2. Right-of-way from Little Oak Investment Company to Shelby County, dated November 14, 1929, recorded in Deed Book 95, page 511, in the Probate Records of Shelby County, Alabama.

3. Easement to Alabama Power Company from Addie M. Nelson and husband, dated April 26, 1937, recorded in Deed Book 103, page 39, in Probate Records of Shelby County, Alabama.

4. Transmission line permit in favor of Alabama Power Company from Jack C. Baker and Claire M. Baker, dated April 3, 1956, recorded in Deed Book 182, page 328, in Probate Office.

5. Any right, if any, acquired by Shelby County by condemnation proceedings in Circuit Court of Shelby County, Alabama, Case No. 6.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 23rd day of October, 1968.

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
U.C.C. FILE NUMBER OR
RECEIPT & PAGE AS SHOWN ABOVE
BOOK 231
PAGE 231
STATE OF ALABAMA
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PAGE 231

T. Clyde Ulmer
T. Clyde Ulmer

Pauline S. Ulmer
Pauline S. Ulmer

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that T. Clyde Ulmer & wife, Pauline S. Ulmer, 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 23rd day of October, A. D., 1968.

Douglas P. Wingo
Notary Public.