

This instrument was prepared by

(Name).....

(Address).....

Form 1-1-27 Rev. 1-56

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-Five Hundred and no/100 Dollars

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

H. H. Bearden and wife, Dorothy Bearden

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

Everrett W. Snell

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

A parcel of land situated in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 5, Township 24 North, Range 13 East and in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 24 North, Range 13 East and more particularly described as follows: Begin at the mid point of the east side of Section 5, Township 24 North, Range 13 East and proceed north 6 deg. 00 min. west along said line 933.09 feet to the point of beginning of said tract; thence at an angle of 30 deg. 56 min. to the right a distance of 116.7 feet to the south boundary of Ala. Highway 25; thence at an angle of 121 deg. 03 min. to the left and along said south boundary a distance of 60.0 feet to the east side of said Section 5; thence continue along same 175.0 feet; thence at an angle of 89 deg. 53 min. to the left a distance of 100.0 feet; thence at an angle of 90 deg. 07 min. to the left a distance of 175.0 feet to the point of beginning.

It is understood and agreed that as a part of the consideration, the grantee agrees to handle gasoline products as specified by the said H. H. Bearden for a period of ten years from the date of this deed.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Accd. Page 4.50
1969 JUL -1 PM 1:24
U.C.C. FILE NUMBER OR
C.B. & PAGE AS SHOWN ABOVE
Conrad M. Smith
JUDGE OF PROBATE

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 27th
day of June, 1969.

(Seal)

H. H. Bearden

(Seal)

(Seal)

Dorothy Bearden

(Seal)

(Seal)

(Seal)

General Acknowledgment

I, Martha B. Janner, a Notary Public in and for said County, in said State, hereby certify that H. H. Bearden and wife, Dorothy Bearden 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 27th day of June, A. D., 1969.

Martha B. Janner
Notary Public.

BOOK 258 PAGE 472

STATE OF ALABAMA
Shelby COUNTY