

This instrument was prepared by

3600

(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... Forty Thousand 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, Harold Lee Word and wife, Linda D. Word and Joan Word Brasher and husband, Jerry Brasher

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Exchange Security Bank, Trustee under agreement with A. Leonard Armstrong

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

That certain tract or parcel of land lying in the Town of Pelham, Shelby County, Alabama, which is more particularly described as follows: Beginning at the NW corner of Section 24, Township 20, Range 3 West; thence South 50 deg. 15 min. East 1408 feet to a point on the east side of the Birmingham Montgomery Highway which is the point of beginning; thence north 77 deg. 37 min. east 447 feet to an iron post on top of mountain; thence south 15 deg. 10 min. west 415 feet to a stake; thence south no deg. 10 min. west 526 feet to the right of way of the AB&C RR; thence along said right of way north 78 deg. west 394 feet to the right of way of the said Birmingham Montgomery Highway; thence with same four lines, north 9 deg. 30 min. east 409 feet to right of way marker, north 4 deg. east 205 feet; thence north 89 deg. 30 min. west 25 feet; thence north no deg. 30 min. west 95 feet to the point of beginning, containing 6 acres, being in Section 24, Township 20, Range 3 West; A part of the NW $\frac{1}{4}$ of said Section 24.

Beginning on the east margin of the Birmingham and Montgomery Highway at the NW corner of the AM and AL Word tract of land, and run thence in a northerly direction along the east margin of said highway a distance of 200 feet; thence in an easterly direction and parallel with the north boundary line of said AM & AL Word tract a distance of 218 feet to a point; thence in a southerly direction and parallel with said highway 200 feet to a point; thence in a westerly direction along the northern boundary line of said AM & AL Word tract a distance of 218 feet to the point of beginning, and being in Section 24, Township 20, Range 3 West, and situated in the Town of Pelham and north of the tract of land upon which is now located the Word Store and residence, and containing one acre, more or less; a part of the NW $\frac{1}{4}$ of said Section 24.

Excepting R/O/W of Birmingham-Montgomery Highway and R/O/W of Pelham-Simmsville Highway. The parties hereto intend by this conveyance to convey to the Grantee the entire undivided interest of the Grantors in and to the real estate situated at Pelham, Alabama, known as "The Word's Store property" whether correctly described above or not. 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 17th day of August, 1969.

(SEAL)
(Seal)
(Seal)
(Seal)

Harold Lee Word (SEAL)
Linda D. Word (Seal)
Joan Word Brasher (Seal)
Jerry Brasher (Seal)

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STATE OF ALABAMA
INSTRUMENT WAS FILED
1969 AUG -7 PM 1:47
U.C.C. FILE NUMBER OR
BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Shelby COUNTY

General Acknowledgment

Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Harold Lee Word and wife, Linda D. Word, whose name 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 6th day of August, A. D., 1969.

Martha B. Joiner
Notary Public.

See other side for other acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, Martha B. Jainer Notary Public in and
for said County, in said State, hereby certify that Joan Word Brasher and husband,
Jerry Brasher, 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 same day
the same bears date.

Given under my hand and official seal this 6th day of August,
1969.

Martha B. Jainer
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Recd Sep 10.00
1969 AUG - 7 PM 1:47
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad J. Jainer
JUDGE OF PROBATE

RETURN TO:

Karl

BOOK 259

PAGE

015

TO

WARRANTY DEED

STATE OF ALABAMA,

County.

40.00
1.11
41.11

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$