

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..... Five 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,

Philip J. Kyser and wife, Vera Mae Kyser

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

Fitzgerald Associates, Inc.

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

Begin at a point which is the SE corner of a lot known as the Joe DeJarnett Lot, which point is on the West margin of the Tuscaloosa-Montevallo Road and which point is 353.33 feet South of the North line of Section 20, Township 22 South, Range 3 West, from said point of beginning run North 96° 05 min. a distance of 353.33 feet, to a point on the North line of Sec. 20 that is 572.37 feet East of the N.W. corner, thence turn an angle 97 deg. 52 min. to the right and run along the North line of Sec. 20, a distance of 711.77 ft. to a point on the West R.O.W. line of the Montevallo-Dogwood Highway that is 42.62 ft. West of the N.E. corner of the NW 1/4 of NW 1/4 Sec. 20, thence turn an angle of 87 deg. 52 min. to the right and run along the West R.O.W. line of the Montevallo-Dogwood Highway a distance of 697.26 feet to R.O.W. marker P.T. Sta. 15 plus 47.2, thence turn an angle of 2 deg. 46 min. to the left and run a distance of 162.80 feet to a point on the West R.O.W. of the Montevallo-Dogwood Highway, thence turn an angle of 78 deg. 01 min. to the right and run to the east line of Lot 4, Block 5, according to the survey of Country Club Estates recorded in Map Book 5, page 4, in the Probate Office of Shelby County, Alabama, run thence in a northwesterly direction along the east lines of said Lot 4, and the east lines of Lots 5 and 6 in said Block to the eastern margin of Fairway Drive as shown on said Survey, which point is the intersection of said Fairway Drive and the Tuscaloosa-Montevallo Road, from said point run Northward along the West margin of the Tuscaloosa-Montevallo Road to the point of beginning, all in NW 1/4 of NW 1/4, Sec. 20, Township 22 South, Range 3 West, Shelby County, Alabama, less and except rights-of-way for public road of Shelby County, Alabama.

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 GRANTEE, 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 lawfully 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 day of 16, September, 1969.

(Seal)

(Seal)

(Seal)

Philip J. Kyser

Vera Mae Kyser

(Seal)

(Seal)

(Seal)

STATE OF ~~Alabama~~ Florida  
COUNTY

General Acknowledgment

I, Raj J. Kunkel, a Notary Public in and for said County, in said State, hereby certify that Philip J. Kyser and wife, Vera Mae Kyser whose name s 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 16 day of September, A. D., 1969

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES NOV. 20, 1971  
BONDED THROUGH FRED W. DIESTELHORF

Notary Public.

REC. BK. & INDEX OR  
U.C. CH. 18  
SHOWN ABOVE  
1969 SEP 18 PM 5:54  
STATE OF ALABAMA  
SHELBY CO.  
THIS INSTRUMENT WAS FILED  
DECEMBER 18 PM 5:00  
1969

NOTARY PUBLIC  
STATE OF FLORIDA  
Raj J. Kunkel  
1969 SEP 18 PM 5:54

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