

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 dollar and other good and valuable considerations

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

E.G. Hall and wife Effie Hall

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Charter Corporation, Birmingham, Ala.

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

From the northeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 20 South, Range 3 West run westerly along the north boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 325.0 feet to the point of beginning of the land herein described; Thence continue westerly along the north boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 100.0 feet; Thence turn an angle of 91 degrees, 13 minutes, 39 seconds to the left and run southerly 200.0 feet; Thence turn an angle of 88 degrees, 46 minutes, 21 seconds to the left and run easterly 100.0 feet; Thence turn an angle of 91 degrees, 13 minutes, 39 seconds to the left and run northerly 200.0 feet to the point of beginning.

This land being a part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 20 South, Range 3 West and being 0.459 acres, more or less.

MINERAL RIGHTS EXCEPTED on above described property.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on the property at any time as a residence either temporarily or permanently.

Only a single-family dwelling is to be erected on this property.

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
JAN 10 1970
157011th
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C.C. EK. CLERK AS SHOWN FILE

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 January day of January, 1970.

.....(Seal)

E. H. Hall (Seal)

.....(Seal)

Effie Hall (Seal)

.....(Seal)

.....(Seal)

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STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

Robert D. Moore

hereby certify that E.G. Hall and wife Effie Hall, a Notary Public in and for said County, in said State,

whose name is 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 executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 3rd day of January, 1970.

My Commission Expires October 10, 1973

Robert D. Moore
Notary Public.