

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

3445 A

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN (\$10.00) DOLLARS and the grantee's assumption and agreement to pay that certain mortgage and the indebtedness secured thereby, more fully described below, said assumption and agreement to pay being made at or before the enclosing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged by the grantors, the undersigned grantors, RUFUS EUGENE ALLEN and wife, RUTH M. ALLEN do hereby grant, bargain, sell, and convey unto RUTH M. ALLEN, her heirs and assigns forever, the following described real estate located in Shelby County, Alabama, to-wit:

A part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 28, Township 19 South, Range 2 West, more particularly described as follows: From the northeast corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West, run southerly along the East boundary line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 28 for 265.06 feet to the point of beginning of the land herein described; thence continue southerly along the East boundary line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 28, for 573.97 feet to a point on the North right of way line of the Cahaba Valley Road; thence turn an angle of 58 deg. 16 min. to right and run southwesterly along the North right of way line of said Cahaba Valley road for 85.86 feet; thence turn an angle of 121 deg. 14 min. to the right and run Northerly 619.13 feet; thence turn an angle of 90 deg. 00 min. to the right and run Easterly 73.02 feet to point of beginning.

This conveyance is subject to any and all restrictive covenants, easements, and exceptions of record in the Office of the Judge of Probate of Shelby County, Alabama.

By the acceptance and recordation of this deed the grantee, Ruth M. Allen, does hereby agree to assume and pay that certain mortgage from the undersigned grantors, Rufus Eugene Allen and wife, Ruth M. Allen, to the First National Bank of Birmingham, Green Valley Branch, as recorded in Mortgage Record Book 311, at Page 88 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, the said above described property unto the said grantee, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

IN WITNESS WHEREOF, we have herunto set our hands and seals this 20th day of June, 1970.

Rufus Eugene Allen (SEAL)
Rufus Eugene Allen

Ruth M. Allen (SEAL)
Ruth M. Allen

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rufus Eugene Allen, whose name is signed to the foregoing conveyance,

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and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of June, 1970.

Nancy K. Brooker
Notary Public

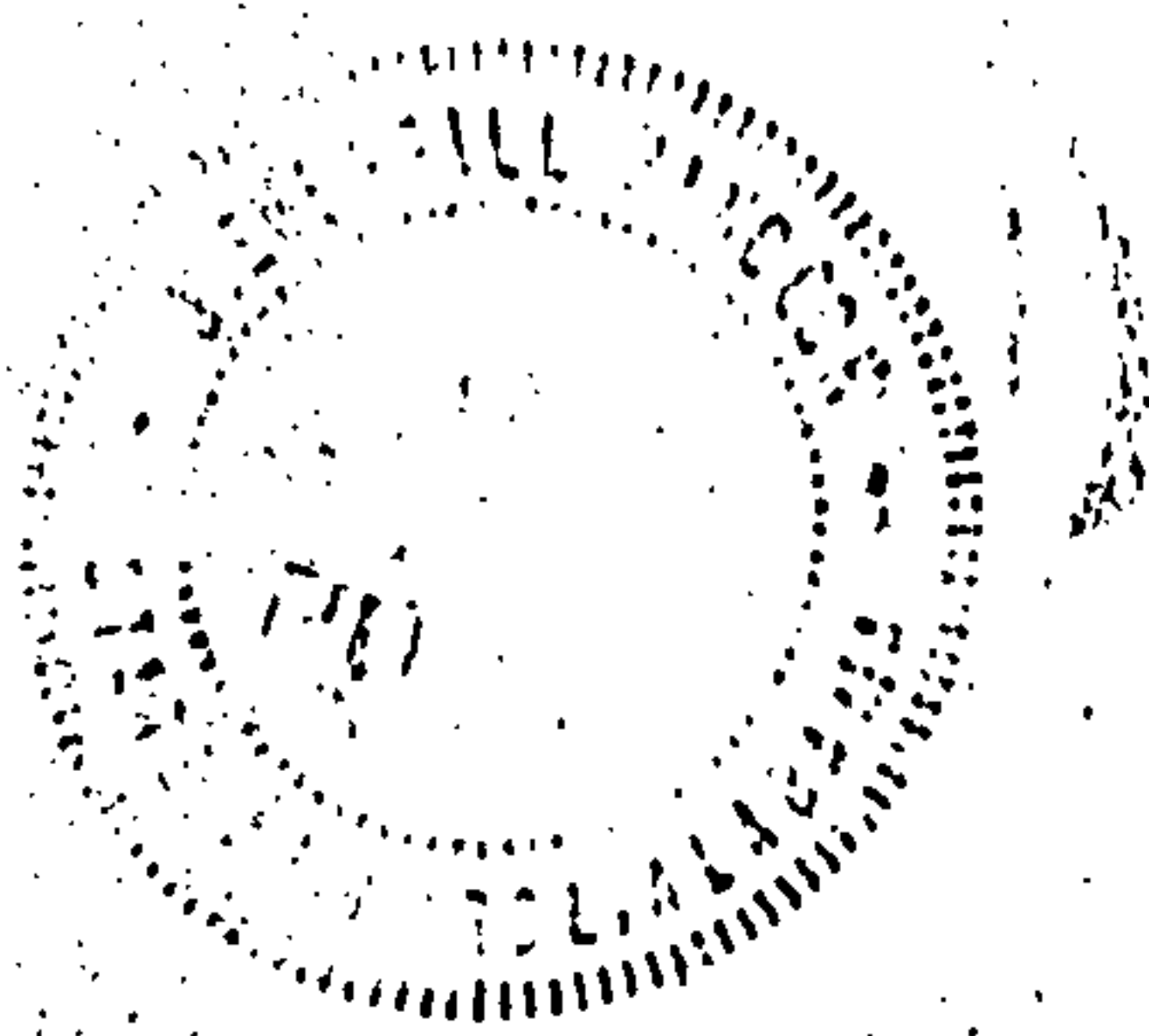
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ruth M. Allen, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of June, 1970.

J. Rexell Hancock
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 AUG - 7 PM 3:32
UCC FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carol M. Hinds
JUDGE OF PROBATE