

4404

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of \$100.00 and other good and valuable consideration to the undersigned grantors, James B. Davis and Ralph S. Tully, in hand paid by Chelsea Developers, Inc., the receipt whereof is acknowledged, we, the said James B. Davis and wife, Bobbie H. Davis and Ralph S. Tully and wife, Rodonna Tully do grant, bargain, sell and convey unto the said Chelsea Developers, Inc. the following described real estate, situated in Shelby County, Alabama, to-wit:

NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 35, Township 19, Range 1 West; also that part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$; that part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$; that part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and that part of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ lying north of the center line of Liberty Road, all in Section 35, Township 19, Range 1 West, Shelby County, Alabama.

There is excepted from the above described lands the following: Begin at the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a Westerly direction along the North line of said Section 35 a distance of 920 feet, more or less, to its intersection with the center line of a public road; thence run in a Southeasterly and Easterly direction following the meandering of the center line of said public road a distance of 1,000 feet, more or less, to its intersection with the East line of said Section 35; thence run in a Northerly direction along the East line of said Section 35 a distance of 200 feet, more or less, to the point of beginning. Less and except from the above that portion of land which may be situated within a roadway right-of-way.

Also excepted

That portion of land situated in the Northeast Quarter of the Northwest Quarter of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama, situated Northwesterly of the Atlantic Coast Line Railroad right-of-way, containing 1.7 acres, more or less.

Subject to current taxes.

TO HAVE AND TO HOLD to the said Chelsea Developers, Inc., its successors and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Chelsea Developers, Inc., its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Chelsea Developers, Inc., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21 day of September, 1970.

James B. Davis
James B. Davis

Bobbie H. Davis
Bobbie H. Davis

Ralph S. Tully
Ralph S. Tully

Rodonna Tully
Rodonna Tully

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James B. Davis and wife, Bobbie H. Davis, 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 21 day of September, 1970.

[Signature]
Notary Public

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ralph S. Tully and wife, Rodonna Tully, 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 27 day of September, 1970.

Charles J. Weaver
Notary Public

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
1970 SEP 29 PM 9:38
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE