

This instrument was prepared by
(Name) Wallace & Ellis, Attorneys
(Address) Columbiana, Alabama

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 FOUR THOUSAND DOLLARS (\$4,000.00) and the execution of a purchase money mortgage by purchaser to seller in the amount of \$12,000.00

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

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Duncan & Gilliam Construction Company, Inc.

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

A parcel of land located in the NE¹/₄ of SW¹/₄ of Section 12, Township 20 South, Range 3 West, more particularly described as follows: Commence at the NW corner of said ¹/₄ Section; thence in a Southerly direction along the West line of said ¹/₄ Section a distance of 688.01 feet to the point of beginning; thence continue along last described course a distance of 245.07 feet; thence 92 deg. 14 min. 31 sec. left in an Easterly direction a distance of 721.61 feet; thence 63 deg. 41 min. 44 sec. left in a Northeasterly direction a distance of 215.88 feet; thence 112 deg. 40 min. left in a Westerly direction a distance of 809.37 feet to the point of beginning, containing 3.87 acres.

In order to further secure the unpaid balance for this land
sellers hereby reserve a Vendor's Lien for said unpaid balance.

STATE OF ALA. SEC. 12, T. 20 S., R. 3 W.
NOTARY PUBLIC
REC'D & FILED AS SHOWING
U.C. FILED IN 1970
DEC 18 AM 10:40
Columbiana

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, its successors 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, its successors 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 December, 1970.

(Seal) (Tom Lee) (Seal)
(Seal) (Nell Lee) (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tom Lee and wife, Nell Lee whose name is REC 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 17th day of December, A. D., 1970.

Notary Public.
My Commission Expires February 5, 1972

302
REC-265