

State of Alabama

1657



19710209000005380 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/09/1971 12:00:00 AM FILED/CERT

SHELBY COUNTY; KNOW ALL MEN BY THESE PRESENTS

That in consideration of FIVE THOUSAND FIVE HUNDRED AND NO/100 (\$5,500.00) DOLLARS to the undersigned grantors J. W. NALL, JR. and wife, NANCY W. NALL

in hand paid by M. D. HENRY COMPANY, INC.

/Jr.

the receipt whereof is acknowledged we the said J. W. Nall and wife, Nancy W. Nall

do grant, bargain, sell and convey unto the said M. D. Henry Company, Inc.

the following described real estate, situated in Shelby County, Alabama,

to-wit: Commence at the southwest corner of the SE 1/4/NW 1/4 of Sec. 12, T20S, R3W and run East along South line of said quarter-quarter section for a distance 1091.42' to a point, thence turn 69°30' left and run northeasterly for a distance of 407.68' feet, thence turn 110°30' to the left and run West and parallel to the South line of said quarter-quarter section for a distance of 32.03 feet, thence turn 110°30' to the right and run northeasterly for a distance of 101.0 feet, thence turn 94°13'30" to the left and run northwesterly for a distance of 161.5 feet, thence turn 9°46' to the right and run northwesterly for a distance of 80.0 feet, thence turn 26°03' to the left and run West and parallel to South line of said quarter-quarter section for a distance of 589.6 feet to the Point of Beginning of said parcel of land, thence from said point continue West for a distance of 419.23 feet to a point in centerline of creek, thence run southeasterly along centerline of said creek (Cahaba Valley Creek) to a point that is at right angles from and 175 feet South of the last said course, thence run East and parallel to South boundary of said quarter-quarter section for a distance of 397 feet, thence turn 91°25' to the left and run North for a distance of 175.0 feet to the Point of Beginning. Said land contains 1.64 acres.

Also a ten (10) foot easement along the South property line of the adjacent property retained by Grantors for the use by Grantee as an access road to the Old Birmingham-Montgomery Highway. A description of the real estate subject to the easement is in the deed granting the property to Grantors recorded in Book 264, Page 524, Office of Probate Court, Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said M. D. Henry Company, Inc. its successors,

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant

with the said M. D. Henry Company, Inc. its successors,

heirs 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 M. D. Henry Company, Inc. its successors,

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals

this 4th day of December, 1970.

WITNESSES:

J. W. Nall, Jr. (Seal.)
Nancy W. Nall (Seal.)
(Seal.)
(Seal.)

BOOK 264 PAGE 196

RECORD IN PROBATE OFFICE IN
COLUMBIANA, ALA., AND

RETURN TO: M D HENRY CO., INC.
1616 28th Ave So. Homewood,
Ala. 35209.

J. W. NALL, JR. & WIFE

TO

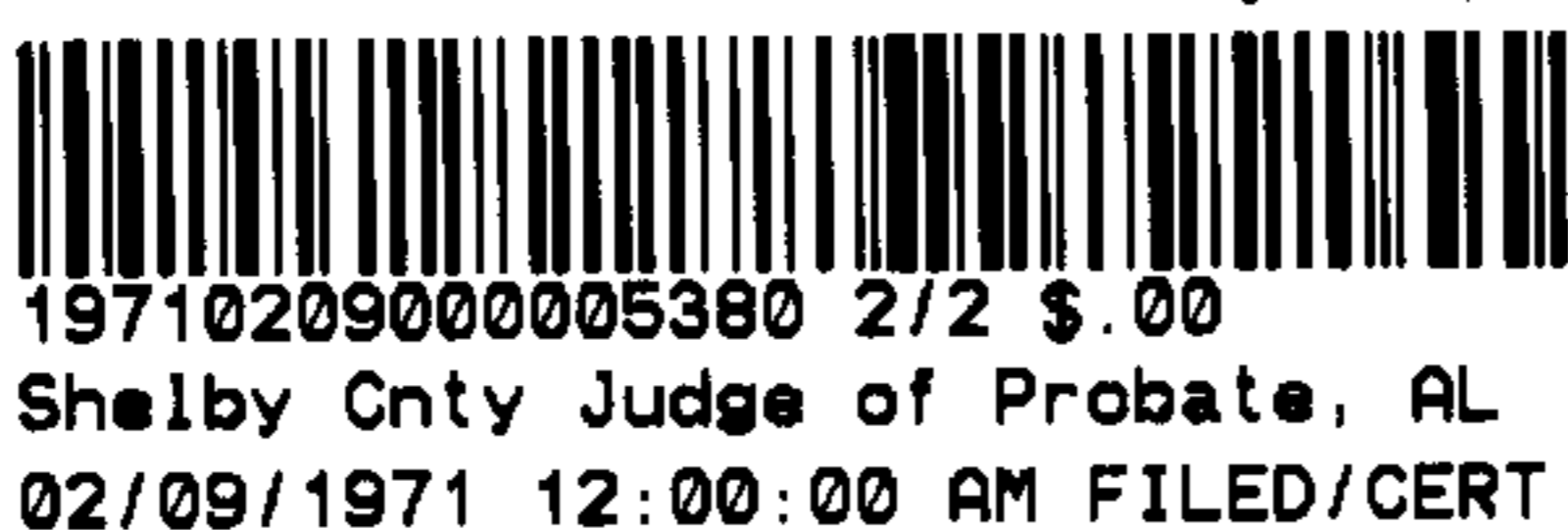
M. D. HENRY COMPANY, INC.

Robert 5994 Johnson
35209

WARRANTY DEED

STATE OF ALABAMA,

County.



Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

5-50
145
1/9 500

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that J. W. Nall, Jr. and Nancy W. Nall 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} have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of December A. D., 19 70

Thomas A. Ritchie
Notary Public.

State of

COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name _____ signed to the foregoing conveyance, and who _____ 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 _____ day of _____

STATE OF ALA. SHE...
I CERTIFY THIS...
INSTRUMENT WAS FILE...
1970 FEB - 9 PM 1:50
U.C.C. FILE...
REC. BK. & PAGE...
Notary Public
Cancel Notary Seal
JUDGE OF PROBATE

State of

COUNTY

Separate (and General) Acknowledgment by Wife

I, _____, a Notary Public in and for said County, in said State, hereby certify that on the date hereof, came before me the within named _____ who is known to me to be the wife of the within named _____ who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged before me on this day that being informed of the contents of the conveyance, she signed the same voluntarily and of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this _____ day of _____, 19 _____

This instrument was prepared by
Thomas A. Ritchie
Six Office Park Circle
Birmingham, Alabama

Notary Public.

1971
PAGE 3094
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