

2223

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of Fifty Thousand and No/100 (\$50,000.00) Dollars and the execution simultaneously herewith of a purchase money mortgage securing One Hundred Seventy-Two Thousand Five Hundred and No/100 (\$172,500.00) Dollars to the undersigned grantor, The Water Works Board of the City of Birmingham, a public corporation, in hand paid by Johnson-Rast & Hays Co., a corporation, the receipt whereof is hereby acknowledged, the said The Water Works Board of the City of Birmingham, a public corporation, does

Grant, Bargain, Sell and Convey unto the said Johnson-Rast & Hays Co., a corporation, the following described real estate, to-wit:

PARCEL NO. ONE:

The SE 1/4 of SW 1/4 of Section 34, Township 18 South, Range 2 West, situated in Jefferson County, Alabama;

PARCEL NO. TWO:

The NE 1/4 of NW 1/4 of Section 3, Township 19 South, Range 2 West, situated in Shelby County, Alabama;



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Shelby Cnty Judge of Probate, AL
03/24/1971 12:00:00 AM FILED/CERT

SUBJECT TO:

1. Taxes due October 1, 1971;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto excepted by deeds recorded in Vol. 120, page 81, Probate Office, Jefferson County, Alabama, and Deed Book 4, page 454, Probate Office, Shelby County, Alabama;
3. Right of way to Alabama Power Company recorded in Vol. 2785, page 78, and Vol. 5336, page 279, Jefferson County, Alabama;
4. Right of way granted to Jefferson County, Alabama by deed recorded in Real Vol. 247, page 819, and any part which may lie within any public road;

TO HAVE AND TO HOLD unto the said Johnson-Rast & Hays Co., a corporation, its successors and assigns forever.

And the said grantor does itself, and for its successors and assigns, covenant with the said Johnson-Rast & Hays Co., a corporation, its successors and assigns, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances except as aforesaid, that it has a good right to sell and convey the same as aforesaid; that it will, and

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its successors and assigns shall, warrant and defend the same unto the said Johnson-Rast & Hays Co., a corporation, its successors and assigns forever, against the lawful claims of all persons except as aforesaid.

IN WITNESS WHEREOF, the said The Water Works Board of the City of Birmingham, a public corporation, has caused these presents to be executed by E. Reeves Sims, its Chairman of the Board, duly authorized thereto, and attested by B. R. Winstead, Jr., its Secretary, who affixed its corporate seal hereto, being authorized thereto, on this the 10th day of March, 1971.

THE WATER WORKS BOARD OF THE
CITY OF BIRMINGHAM, a public
corporation.

By E. Reeves Sims
Its Chairman of the Board

Attest:

B. R. Winstead, Jr.
Its Secretary

STATE OF ALABAMA)
JEFFERSON COUNTY)

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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that E. Reeves Sims and B. R. Winstead, Jr., whose names as Chairman of the Board and Secretary, respectively, of The Water Works Board of the City of Birmingham, a public corporation, 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, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 10th day of March, 1971.

Linda D. Cummings
Notary Public

Prepared by:
E. T. Brown, Jr.
902 First National Building
Birmingham, Alabama 35203

BOOK 265 PAGE 795

STATE OF ALA. JEFFERSON CO.
REAL 690 PAGE 579
MAR 10 10 11 AM '71

222.50
2.30
224.80
J. B. Winstead

REC. BY CLERK OF PROBATE
NOTARY
JEFFERSON CO. ALA.
87-101-1204