

THIS INSTRUMENT PREPARED BY:

NAME: Bob Fleming Sales & Insurance Co. (J. H. McCurry)

ADDRESS: #1 Crosscreek Trail, Pelham, Ala. 35124

2631

WARRANTY DEED

Alabama Title Co., Inc.

State of Alabama

SHELBY COUNTY; KNOW ALL MEN BY THESE PRESENTS

That in consideration of ONE DOLLAR (\$1.00) & other good & valuable considerations --- DOLLARS

to the undersigned grantor VIRGIL KITSON III and wife, DONNA W. KITSON

in hand paid by SHELBY ENTERPRISES, INC.



19710421000015500 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/21/1971 12:00:00 AM FILED/CERT

the receipt whereof is acknowledged, WE, the said
VIRGIL KITSON III and wife, DONNA W. KITSON

do grant, bargain, sell and convey unto the said SHELBY ENTERPRISES, INC.

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

to-wit:

From the southwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 West run northerly along the west boundry line of said Quarter-Quarter section for 328.65 feet to the point of beginning of the land herein described; Thence turn an angle of 58 degrees, 00 minutes to the right and run northeasterly 215.0 feet; Thence turn an angle of 68 degrees, 00 minutes to the left and run northerly parallel to the west boundry line of said Quarter-Quarter section 210.0 feet; thence turn an angle of 112 degrees, 00 minutes to the left and run southwesterly 215.0 feet to a point on the west boundry line of said Quarter-Quarter section; Thence turn an angle of 58 degrees, 00 minutes to the left and run southerly along the west boundry line of said Quarter-Quarter section 210.0 feet to the point of beginning.

This land being a part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 West, Shelby County, Alabama, and being 0.988 acres, more or less.

TO HAVE AND TO HOLD, To the said SHELBY ENTERPRISES, INC.

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said SHELBY ENTERPRISES, INC.

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 SHELBY ENTERPRISES, INC.

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

In Witness Whereof, we have hereunto set our hand^s and seals

this 20th day of April

, 19 71.

WITNESSES.

Virgil Kitson III (Seal.)

Donna W. Kitson (Seal.)

____ (Seal.)

____ (Seal.)

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Return To: SHELBY COUNTY ABSTRACT CO., AGENT
LAWYER'S TITLE INS. CORP.
COLUMBIA, ALA.

ad by 7 192

TO

WARRANTY DEED

STATE OF ALABAMA,

County.



19710421000015500 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/21/1971 12:00:00 AM FILED/CERT

Judge of Probate

This form furnished by

ALABAMA TITLE COMPANY, INC.

Agents for

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Alabama

State of

Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Virgil Kitson III and wife, Donna W. Kitson whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of April A.D., 19 71.

James H. McCarty
Notary Public.

STATE OF ALABAMA
SHELBY COUNTY
I CERTIFY THAT
THIS INSTRUMENT WAS FILED
APR 20 PM 3:54
REC'D & PAGE AS SHOWN ABOVE
Carey M. Jones
JUDGE OF PROBATE

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 A.D., 19

Notary Public

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

Notary Public

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