

THIS INSTRUMENT PREPARED BY:

NAME: _____

ADDRESS: _____

WARRANTY DEED (Without Survivorship)



Shelby Cnty Judge of Probate, AL
08/26/1971 12:00:00 AM FILED/CERT

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

That in consideration of Thirty-Five Thousand and No/100-----DOLLARS

to the undersigned grantor Joe Roden, Sr., and wife, Docia Roden

in hand paid by W. M. Humphries Development Company, Inc., a corporation

the receipt whereof is acknowledged we the said Joe Roden, Sr., and wife, Docia Roden

do grant, bargain, sell and convey unto the said W. M. Humphries Development Company, Inc., a corporation

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

A 50 foot wide parcel of land located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 20, South, Range 2 West, more particularly described as follows: Commence at the SW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 20 South, Range 2 West; thence in a Northerly direction along the Westerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 25 feet to the point of beginning, said point being in the center line of herein described 50 foot wide parcel of land, said parcel being 25 feet each side of herein described center line; thence 89° 10' right, in an Easterly direction, a distance of 56.05 feet to the beginning of a curve to the left, having a central angle of 73° 32', and a radius of 119.93 feet; thence Northeasterly along said curve, a distance of 153.92 feet to end of said curve and the beginning of a curve to the right, having a central angle of 23° 18' and a radius of 242.51 feet; thence Northeasterly along said curve, a distance of 98.62 feet to end of said curve; thence Northeasterly a distance of 715.64 feet to the beginning of a curve to the right, having a central angle of 16° 02' 30" and a radius of 354.83 feet; thence Northeasterly along said curve, a distance of 99.34 feet to end of said curve; thence Northeasterly a distance of 27.50 feet to the beginning of a curve to the left, having a central angle of 35° 26' 30", and a radius of 313.17 feet; thence Northeasterly along said curve, a distance of 193.72 feet to end of said curve and the beginning of a curve to the right, having a central angle of 78° 41', and a radius of 135.26 feet; thence Northeasterly along said curve, a distance of 185.75 feet to its intersection with the Westerly right of way line of U. S. Highway 31 and end of herein described 50 foot wide parcel.

Subject to easements and restrictions of record. \$25,000.00 of the purchase price recited above was paid from a purchase money mortgage loan closed simultaneously herewith.

Grantor reserves the right to use the above described property for right of way purposes and reserves the above described property for use by the general public as a public way. It being the intention of the grantors herein to make said property a public road for use by the public generally.

TO HAVE AND TO HOLD, To the said

W. M. Humphries Development Company, Inc., a corporation, its successors and assigns forever.

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

with the said W. M. Humphries Development Company, Inc., a corporation, its successors

and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all

encumbrances; except 1971 taxes;

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

W. M. Humphries Development Company, Inc., a corporation, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal

this 24th day of August

1971

WITNESSES

Joe Roden, Sr.

Docia Roden

RETURN TO

C. H. ERSKINE SMITH,
1200 CITY NATIONAL BANK BLDG,
BIRMINGHAM, ALABAMA 35203

see eni

TO

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,
County.

This form furnished by
ALABAMA TITLE COMPANY, INC.
Agents for

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street
Birmingham, Alabama 35203

35.02
1.15

Judge of Probate

LOUISVILLE TITLE INSURANCE
COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Joe Roden, Sr., and wife, Docia Roden
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 24th day of August A.D., 1971.

[Signature]
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. SHELBY CO.
NOTARY PUBLIC
THIS INSTRUMENT WAS FILED
1971 AUG 26 AM 8:11
35.00
U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
[Signature]

State of }
COUNTY }

Corporation Acknowledgment

I, a Notary Public in and for said County in said State,
hereby certify that
whose name as of
a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of



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Shelby Cnty Judge of Probate, AL
08/26/1971 12:00:00 AM FILED/CERT

Notary Public