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Shelby Cnty Judge of Probate, AL
03/01/1972 12:00:00 AM FILED/CERT

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This Instrument was prepared by:
Robert S. Gordon, Attorney
City National Bank Building
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA:
JEFFERSON COUNTY:

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and no/100 Dollars (\$30,000.00) and the assumption of that certain mortgage from AudioTronics of America, a corporation, to Guaranty Savings & Loan Association, dated December 9, 1970, recorded in the Office of the Judge of Probate of Shelby County, Alabama in Mortgage Book 315, Page 464, and having a present unpaid principal balance of \$44,358.83, to the undersigned grantor, AudioTronics of America, a corporation, in hand paid by Educators' Investment Corporation of Alabama, Inc., the receipt of which is hereby acknowledged, the said AudioTronics of America, a corporation, does by these presents, grant, bargain, sell and convey unto the said Educators' Investment Corporation of Alabama, Inc. the following described real estate, situated in Shelby County, Alabama:

Commence at the SW corner of the NE 1/4 of SE 1/4 of Section 1, Township 20 South, Range 3 West; thence in a Northerly direction along the Westerly line of said 1/4 - 1/4 Section a distance of 523.48 feet; thence 123 deg. 58' to right in a Southeasterly direction a distance of 509.92 feet to the point of beginning; thence continue along last described course a distance of 100.50 feet; thence 95 deg. 42' 30" left in a Northeasterly direction a distance of 350.83 feet; thence 90 deg. left in a Northwesterly direction 100.0 feet; thence 90 deg. left in a Southwesterly direction a distance of 340.84 feet to point of beginning.

This conveyance is subject to a permit to American Telephone & Telegraph Company, dated July 21, 1954, and recorded in Deed Book 168, page 444, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Educators' Investment Corporation of Alabama, Inc., its successors and assigns forever.

And said AudioTronics of America, a corporation, does for itself, its successors and assigns, covenant with the said Educators' Investment Corporation of Alabama, Inc., its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Educators' Investment Corporation of Alabama, Inc., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said AudioTronics of America, a corporation, by its President, Neal Hearn, who is authorized to execute this conveyance, has hereto set its signature and seal, on this the 24th day of February, 1972.

AUDIOTRONICS OF AMERICA, a corporation

By Neal Hearn
Neal Hearn - President

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned Notary Public in and for said county, in said state, hereby certify that Neal Hearn, whose name as president of AudioTronics of America, 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 and official seal, this the 24th day of February, 1972.

Kathryn Ann Hallman
Notary Public

BOOK 272 PAGE 830