

7719 See Mtg 321-493

This instrument was prepared by  
(Name) William A. Jackson  
(Address) 620 North 22nd Street, Birmingham, Alabama 35203

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Thousand & no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, J.H. Ayers and wife, Julia H. Ayers

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

MAGIC CITY CONTRACTING COMPANY, INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A Part of the West one-half of the Southeast quarter of Southwest quarter of Section 30, Township 19 South, Range 2 West, more particularly described as follows: Begin at the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 30 and run East along the South line of said Southeast quarter of Southwest quarter a distance of 665.56 feet; thence turn an angle to the left of 92 degrees, 11' and run North along East line of said West one-half of Southeast quarter of Southwest quarter a distance of 1,033.5 feet to the southeast right of way line of the County Road; thence turn an angle to the left of 122 degrees, 23' and run Southwesterly along said right of way a distance of 787.3 feet to the West line of southeast quarter of southwest quarter of said Section; thence turn an angle to the left of 57 degrees, 34' and run South along West line of said southeast quarter of southwest quarter a distance of 586.2 feet to the point of beginning.

Subject to easements and restrictions of record. LESS AND EXCEPT mineral and mining rights set forth in Deed Book 5, page 706.

\$33,000.00 of the purchase price recited above was paid from a Purchase Money mortgage, executed simultaneously herewith.

19720314000013650 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
03/14/1972 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And~~X~~ (we) do for ~~XXXXX~~ (ourselves) and for ~~MY~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that~~X~~ (we) have a good right to sell and convey the same as aforesaid; that~~X~~ (we) will and ~~my~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 14<sup>th</sup> day of March, 1972.

BOOK 273 PAGE 187

STATE OF ALABAMA  
SHELBY COUNTY  
JUDGE OF PROBATE  
REC. BK. 2 PAGE 187  
MAR 14 1972  
U.C.C. FILE NUMBER  
19720314000013650

J.H. Ayers (Seal)  
Julia H. Ayers (Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that J.H. Ayers and wife, Julia H. Ayers 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14<sup>th</sup> day of March

Notary Public