

8308.

See Mtg 321 - 884

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 Ninety-Four Thousand Fifty & 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,

Robert A. Hodges and wife, Helen Viars Hodges

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

Eugene M. McLain

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

being more particularly described on the attached sheet
marked Exhibit "A".

Subject to easements and restrictions of record.

\$66,775.50 of the purchase price recited above was paid
a purchase money mortgage executed simultaneously herewith.



19720405000018100 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/05/1972 12:00:00 AM FILED/CERT

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

And ~~K~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~xxxx~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~K~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 3 / day of March, 19 72.

(Seal)

(Seal)

(Seal)

Robert A. Hodges

Robert A. Hodges

Helen Viars Hodges

Helen Viars Hodges

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert A. Hodges and wife, Helen Viars Hodges, 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 3 / day of March, A. D., 19 72.

[Signature]

Notary Public.

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BOOK

EXHIBIT "A"

19720405000018100 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/05/1972 12:00:00 AM FILED/CERT

Commence at the SE corner of Section 13, Township 20 South, Range 3 West and run West along the Section line a distance of 1,359.81 feet to the point of beginning of the property herein described; thence turn 116 degrees 51' right and run Northeasterly a distance of 315.00 feet; thence turn 63 degrees 09' right and run East a distance of 315.0 feet to a point on the West right of way of a paved County Road; thence turn 63 degrees 09' left and run Northeasterly along said West right of way to a point 330 feet south of North line of SE 1/4 of SE 1/4 of said Section being the SE corner of the L.G. and Ella Brantley property; thence run West along the south boundary of said Brantley property to the West boundary of said SE 1/4 of SE 1/4; thence South along the West line of said SE 1/4 of SE 1/4 a distance of 28 feet, being the Southern-most corner of the said Brantley property; thence run in a Northwesterly direction along the Southerly boundary of said Brantley property a distance of 607 feet, more or less, to the centerline of Coats Branch; thence Southerly along the centerline of said Branch to a point where Branch intersects the South line of said Section 13; thence East along Section line a distance of 1,191.08 feet to point of beginning; situated in the S 1/2 of SE 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, and containing 38.8 acres, more or less, and except existing easements of record.

Also, commence at the NE corner of Section 24, Township 20 South, Range 3 West and run West along said Section line a distance of 999.76 feet to the West right of way of a paved County Road; said point being the point of beginning of the property herein described; thence turn 91 degrees 20' left and along said right of way a chord distance of 88.5 feet; thence turn 60 degrees 57' right and along gravel road a distance of 86.0 feet; thence turn 29 degrees 22' left and along said Road a distance of 572.66 feet; thence turn 25 degrees 38' left and along said Road a distance of 60.45 feet, more or less, to point on Southern boundary of N 1/2 of N 1/2 of NE 1/4 of said Section 24; thence turn 83 degrees 45' right and run Westerly along the Southern boundary of said N 1/2 of N 1/2 of NE 1/4 of said Section 24, a distance of 1,306.70 feet to a point in the centerline of Coats Branch; thence Northerly along centerline of said Branch to a point where the centerline of said Branch intersects the North line of said Section 24; thence run East along the Section line a distance of 1,551.13 feet to the point of beginning. Situated in the N 1/2 of NE 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, and containing 22.4 acres, more or less. Less and except existing easements of record.

38.8
22.4

61.2

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
INSTRUMENT WAS FILED
1972 APR -5 PM 8:50
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