

8838

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 One Thousand Four Hundred Eighty-Nine & 30/100-----DOLLARS
and the assumption of the herein below described mortgage.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Gene Tucker and wife, Mildred R. Tucker

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

SHELBY ENTERPRISES, INC.

(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 restriction as follows:

Taxes for 1972 and subsequent years.

Transmission Line Permits to Alabama Power Company, as follows:
dated March 4, 1946 and recorded in Deed Book 126, at page 171, dated
January 13, 1950 and recorded in Deed Book 141, at page 422, all in
said Probate Records.

The Grantees herein take title to said property subject to and
assume and agree to pay that certain mortgage by Gene Tucker
and Mildred R. Tucker to Central State Bank of Calera as recorded
in Mortgage Book 318, at page 739 in the aforesaid Probate
Office.

19720425000021850 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/25/1972 12:00:00 AM FILED/CERT

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (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
day of April, 1972.

(Seal)

Gene Tucker (Seal)

(Seal)

Mildred R. Tucker (Seal)

(Seal)

(Seal)

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STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Gene Tucker and wife, Mildred R. Tucker
whose name s 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 day of April, A. D., 1972.

Notary Public.



19720425000021850 2/2 \$.00
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EXHIBIT "A"

The North 520 feet of the South 620 feet of the W 1/2 of E 1/2 of NW 1/4 of NE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, LESS AND EXCEPT the easement for roadway conveyed by deed dated April 19, 1949, and recorded in Deed Book 138, at Page 285, and also recorded in Deed Book 189, at Page 142, in the Office of the Judge of Probate of Shelby County, Alabama, which said easement is described therein as follows: to-wit; Commencing at the Southwest corner of the Northwest Quarter of Northeast Quarter of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama; run thence North 88° 30' East along the South boundary of said Northwest Quarter of Northeast Quarter 680 feet for point of beginning of said right of way; run thence in a Northerly direction to a point on the South boundary of the Siluria-Maylene road, which is 655 feet West of the East boundary of said Northwest Quarter of Northeast Quarter; run thence in a Westerly direction along said Siluria-Maylene road 20 feet; run thence South 2° 45' East 865 feet; run thence West 15 feet; run thence South 2° 45' East 482.3 feet more or less to the South Boundary of said Northwest Quarter of Northeast Quarter; run thence North 88° 30' East to point of beginning.

MOBILE 2 11/11/73 10:00 AM 050
10:12 BUS FROM 050
STAFF 0
FOSSE, GUSDELLA, MARRAS

2023 Goldfish, molly, etc.

STATE OF ALA. CHIT BY CO.

PROPERTY THIS

1972 APR 25 PM 8:20

U.C.C. FILE NUMBER OR
REC. BK. & PAGE IS SHOWN

CONFIDENTIAL

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