

This instrument was prepared by

10,000⁰⁰ - dn Sec 711

(Name) CLIFFORD REEVES
(Address) 900 Massey Building - Birmingham, Alabama

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

STATE OF ALABAMA
COUNTY OF Etowah } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY - SEVEN THOUSAND AND NO/100 DOLLARS,

to the undersigned grantor, San Ann Service, Inc.
in hand paid by James E. Kelly and wife, Ruth Kelly a corporation,

the receipt of which is hereby acknowledged, the said San Ann Service, Inc.

does by these presents, grant, bargain, sell and convey unto the said James E. Kelly and wife, Ruth Kelly

the following described real estate, situated in Shelby County, Alabama, to wit:

A parcel of land located in the SE 1/4 of SW 1/4 of Section 12, Township 20 South, Range 3 West, more particularly described as follows: Commence at the NE corner of said 1/4 1/4 Section; thence in a Westerly direction along the Northerly line of said 1/4 1/4 Section a distance of 487.48 feet to a point on the Northwesterly right of way of Highway #31; thence turn left an angle of 64 deg. 03' in a Southwesterly direction along said right of way a distance of 22.25 feet to the point of beginning; thence continue along last described course a distance of 200.00 feet; thence turn right an angle of 90 deg. 00' in a Northwesterly direction a distance of 100.00 feet; thence turn right an angle of 90 deg. 00' in a Northeasterly direction a distance of 151.3 feet; thence turn right an angle of 64 deg. 03' in an Easterly direction a distance of 111.26 feet to the point of beginning.

\$17,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously here-with

TO HAVE AND TO HOLD, To the said James E. Kelly and wife, Ruth Kelly
their heirs and assigns forever.

And said San Ann Service, Inc. does for itself, its successors and assigns, covenant with said James E. Kelly and wife, Ruth Kelly their

heirs 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 James E. Kelly and wife, Ruth Kelly, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said San Ann Service, Inc. by its

H. K. Scott, President, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 21st day of April, 1972

ATTEST:
[Signature]
Secretary
By [Signature]
President
SAN Ann Service, Inc.

STATE OF ALABAMA
COUNTY OF ETOWAH }

I, [Signature] a Notary Public in and for said County, in said State, hereby certify that H. K. Scott whose name as President of San Ann Service 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 21 day of April, 1972

[Signature]
Notary Public

19720426000000070 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/26/1972 11:15:00 AM FILED/CERT

My Commission Expires Jan. 5 1975

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