



19720828000042770 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/28/1972 12:00:00 AM FILED/CERT

Form 104—WARRANTY DEED (CORPORATION)

PRINTED AND FOR SALE BY ZAC SMITH STATIONERY CO.—B'HAM

THE STATE OF ALABAMA,

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Thirteen Thousand Two Hundred Ninety-One and 63/100

(\$13,291.63) ----- DOLLARS

subject to the hereinafter described mortgage
to the undersigned grantor Johnson-Rast & Hays Co., a corporation,

in hand paid by Lankford Investment Company, Ltd.

the receipt whereof is hereby acknowledged, the said Johnson-Rast & Hays Co.

does grant, bargain, sell and convey unto the said Lankford Investment Company, Ltd.

the following described real estate, to-wit: Part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 West, in Shelby County, Alabama
particularly described as follows: Commence at the NW corner of said quarter-quarter section and run thence Southerly along the West line thereof for a distance of 310.0 feet to the point of beginning of the property herein described; thence turn 92 degrees 13 minutes 30 seconds left and run Easterly 824.42 feet; thence turn 11 degrees 35 minutes 55 seconds right and run Southeasterly 500.00 feet to a point on the East line of said quarter-quarter section, which last said point is 310.0 feet South of the NE corner of said quarter-quarter section; thence turn 80 degrees 30 minutes right and run Southerly along said East quarter-quarter section line 360 feet more or less, to the Southerly bank of the Cahaba River; thence run Westerly along said river bank 1400 feet, more or less, to the West line of said quarter-quarter section; thence turn right and run Northerly along said West quarter-quarter section line for a distance of 209 feet, more or less, to the point of beginning; Contains 5.5 acres, more or less; SUBJECT TO: 1) Taxes due October 1, 1972; 2) Mortgage from Johnson-Rast & Hays Co. to The Water Works Board of the City of Birmingham dated March 10, 1971 recorded in Mortgage Book 316, page 553, in the Probate Office; 3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto recorded in Deed Book 4, page 454, in the Probate Office of Shelby County, Alabama;

TO HAVE AND TO HOLD unto the said Lankford Investment Company, Ltd., its

successors

heirs and assigns forever.

And the said grantor does itself, and for its successors and assigns, covenant with the said

Lankford Investment Company, Ltd., its successors

heirs and assigns,

that it is lawfully seized and possessed of said premises, that they are free from all encumbrances/except as noted, that it has a good

right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend

the same unto the said Lankford Investment Company, Ltd., its successors

heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Johnson-Rast & Hays Co.

has caused these presents to be executed by Tom E. Rast

_____, its President, duly authorized thereto, ~~and James C. Rast~~

who affixed its corporate seal hereto, being duly authorized thereto, on this

the _____ day of _____, 1972.

JOHNSON-RAST & HAYS CO.

By

Tom E. Rast,

Its President.

Attest:

Secretary.

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THE STATE OF ALABAMA,

JEFFERSON

County.



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I, the undersigned authority, a Notary Public

in and for said County, in said State, hereby certify that Tom E. Rast, whose name as President of the Johnson-Rast & Hays Co.

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 this 22 day of August, 1972.

[Signature]

Notary Public

Richzrd S. Riley

Prepared by

SPAIN, GILLON, RILEY, TATE & ANSLEY

John A. Hand Building

Birmingham, Alabama 35203

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED
1972 AUG 28 AM 9:00
J.C.C. FILE NUMBER 108
REC. BK. & PAGE AS SHOWN ABOVE
CONFIDENTIAL
JUDGE OF PROBATE

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CORPORATION
Warranty Deed

The State of Alabama

County

I, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the

day of 19, and was re-

corded in Vol. Record of Deeds,

Pages on the

day of 19

Judge of Probate.

Recording Fee, \$ 13.50

State Tax \$ 1.45

14.95