

WARRANTY DEED

State of Alabama:

Jefferson County: KNOW ALL MEN BY THESE PRESENTS:

Shelby

That in consideration of One dollar and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, or we, James B. Frazier and wife, Lou E. Frazier; Pette W. Ward and husband, Bobby W. Ward

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Child Care Centers, a Corporation

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

A part of the SE $\frac{1}{4}$ of Sec. 26, Township 21 South, Range 1 West, more particularly described as follows: Commence at the intersection of the Western R.O.W. line of the L & N Railroad with the Southeastern line of the Calera-Columbiana Hwy, and run thence Southerly along the Western R.O.W. line of said railroad a distance of 300.00 feet; thence turn an angle of 59 deg. 13' to the right and run Southwesterly a distance of 150.00 feet; thence turn an angle of 120 deg. 47' to the right and run Northerly and parallel with said railroad R.O.W. a distance of 89.80 feet to point of beginning; thence continue in the same direction a distance of 60.20 feet; thence turn an angle of 90 deg. 00' to the left and run Westerly a distance of 10.00 feet; thence turn an angle of 72 deg. 40' to the right and run Northwesterly a distance of 130.90 feet to a point on the Southeastern R.O.W. line of the Calera-Columbiana Hwy, which point is 205.00 feet Southwesterly from the commencing point; thence turn an angle of 99 deg. 19' to the left to the Tangent of a R.O.W. curve, and run Southwesterly along the Southeasterly R.O.W. line of said Hwy. curve, which is along the arc of a curve to the right having a Radius of 5,855.88 feet, for a distance of 100.00 feet; thence turn an angle of 67 deg. 32' 30" to the left, from the Tangent of said curve and run a distance of 138.82 feet; thence turn an angle of 85 deg. 40' to the left and run a distance of 130.52 feet to the point of beginning.



19721204000059470 1/1 \$.00
Shelby Cnty Judge of Probate, AL
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JUDGE OF PROBATE
Clerk of Probate

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said grantee, its successors and assigns, that I am (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 grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s), this 4th day of November Dec, 1972.

Lou E. Frazier (Seal)

Bobby W. Ward (Seal)

Pette W. Ward (Seal)

James B. Frazier (Seal)

State of Alabama:

Jefferson County:

I, the undersigned Notary Public in and for said county, in said state, hereby certify that James B. Frazier, Lou E. Frazier, Pette W. Ward, whose name s 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 the 4 day of Nov. Dec, 1972.

Harry Asman Notary Public