

(Name) William J. Hicks
Balch, Bingham, Baker, Hawthorne, Williams & Ward
(Address) P. O. Box 306, Birmingham, Alabama 35201

Form 1-1-27 Rev. 1-56
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



Shelby Cnty Judge of Probate, AL
02/09/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Thousand and One Dollars (\$160,001.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, ~~we~~ we,
JAMES J. HICKS and wife, JOAN L. HICKS

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

(herein referred to as grantees, whether one or more), the ~~following described~~ real estate, situated in
Shelby County, Alabama, ~~to wit~~ and described
in Exhibit "A", which is attached hereto and made a part hereof as if fully
set out herein.

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

And ~~I~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, ~~his~~ ^{his} their heirs 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 GRANTEES, ~~their~~ ^{his} heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, ~~we~~ we have hereunto set ~~our~~ our hands(s) and seal(s), this 3rd
day of February, 19 73

_____(Seal) _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

James J. Hicks
James J. Hicks
Joan L. Hicks
Joan L. Hicks

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, Mrs. Bettie C. Walker, a Notary Public in and for said County, in said State, hereby certify that James J. Hicks and wife, Joan L. Hicks whose names ~~are~~ ^{are} signed to the foregoing conveyance, and who ~~are~~ ^{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 3rd day of February, A. D., 19 73
Mrs. Bettie C. Walker
Notary Public.



SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 19, Township 19 South, Range 2 East

E $\frac{1}{2}$ of the NE $\frac{1}{4}$ Section 30, Township 19 South, Range 2 East, Fifteen (15) acres, more or less, on the West side of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 29, Township 19 South, Range 2 East, described as follows: From the Northwest corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 29, Township 19 South, Range 2 East, run East for a distance of 393.8 feet along Northern boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$. Then turn right on an angle of 90 degrees 0 minutes to the Southern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$. Thence run West along the Southern Boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 393.8 feet. Then turn North along the Western boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ to point of beginning.

NW $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 29, Township 19 South, Range 2 East South of Alabama Highway #91 (and/or U. S. Highway #280)

All that part of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 29, Township 19, Range 2 East, lying South of Florida Short Route.

NE $\frac{1}{4}$ of SE $\frac{1}{4}$ Section 30, Township 19 South, Range 2 East.

SE $\frac{1}{4}$ of SE $\frac{1}{4}$ Section 30, Township 19 South, Range 2 East, situated North of Old Harpersville-Westover Road.

W $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 19, Range 2 East.

This conveyance is made subject to:

1. Taxes due in the year 1973, a lien but not yet payable.
2. Easements to Alabama Power Company in Vol. 160, page 422; Vol. 172, page 188; Vol. 172, page 214; Vol. 129, page 319; Vol. 142, page 324; Vol. 129, page 149; Vol. 107, page 230; Vol. 107, page 231; Vol. 142, page 331; Vol. 172, page 214; Vol. 172, page 188, Deed Book 232, page 356; and Deed Book 248, page 333, in the Probate Office of Shelby County, Alabama.
3. Rights of way in favor of Shelby County, Alabama, in Vol. 95, page 528, Vol. 104, page 446; and Vol. 170, page 18, in said Probate Office.
4. Easement to Colonial Pipeline Company in Vol. 220, page 929, in said Probate Office.
5. Easement to Sou. Bell Telephone & Telegraph Co. recorded in said Probate Office in Deed Book 250, page 336.
6. Subject to agreement concerning boundary line with Howard Payton, Jr. recorded in Deed Book 275, page 470.
7. All easements to Alabama Power Company and other utility companies; to Shelby County, Alabama; to Colonial Pipeline Company; and any and all other easements, roadways, rights-of-way, or other instrument pertaining to the use and occupancy of the real property described hereinabove which are filed for record in the Office of the Judge of Probate of Shelby County.
8. Deficiency in quantity of land, boundary line disputes, roadways, unrecorded easements, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
9. Transmission line permit to Alabama Power Company recorded in Deed Book 129, page 170, in said Probate Office.

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REC'D & PAGE AS SHOWN ABOVE
U.C. FILE NUMBER OR

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
160-52
1973 FEB -9 AM 10:46