

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

4464

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 (\$10.00)-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

ROBY L. BEDFORD and wife, JANE D. BEDFORD

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

SAM BENNETT REALTY & DEVELOPMENT COMPANY, INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 West in Shelby County, Alabama, and run Northerly along the East line thereof for 817.87 feet to a point on the Southeasterly right-of-way line of Indian Crest Drive, said right-of-way line being a curve having a radius of 1843.80 feet; thence turn left, with an interior angle of 50°55'18" to tangent, and run Southwesterly along the arc of said curve, as it curves to the right, and along said right-of-way line for 69.56 feet to the P.T. (point of tangent) of said curve; thence continue Southwesterly along said right-of-way line, tangent to last said curve, 223.36 feet to the Point of Beginning; from said point continue Southwesterly along the last stated course for 8.0 feet to the P.C. (point of curve) of a curve to the left having a radius of 1146.24 feet; thence continue Southwesterly along said right-of-way line and along the arc of last stated curve for 188.05 feet to the P.T. of last stated curve; thence continue Southwesterly and tangent to last stated curve for 105.15 feet to a point; thence turn left 89°49' and run Southeasterly for 628.13 feet to a point; thence turn left 153°52'38" and run Northwesterly for 682.06 feet to the Point of Beginning.

This conveyance is subject to easements, rights-of way and restrictions of record, if any, as recorded in the Probate Office of Shelby County, Alabama.

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 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 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 21 day of March, 1973.

STATE OF ALA., SHELBY CO.,
I HEREBY THIS INSTRUMENT
WAS FILED ON

April 4, 1973 (Seal)

RECORDED & \$ 9.30 A.M. (Seal)

\$14.00 DEED TAX (Seal)

Roby L. Bedford (Seal)
ROBY L. BEDFORD

Jane D. Bedford (Seal)
JANE D. BEDFORD

General Acknowledgment

STATE OF ALABAMA
JEFFERSON COUNTY PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roby L. Bedford and wife, Jane D. Bedford, 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 21 day of March, 1973.

My Commission Expires March 15,