

This instrument was prepared by:

Claude McCain Moncus
413 North 21st Street
Birmingham, Alabama 35203

19730406000018590 1/3 \$.00
Shelby Cnty Judge of Probate, AL
04/06/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA)

JEFFERSON COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

In consideration of THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$35,000.00) to the undersigned grantor, JOSEPH E. SANDNER, JR. and wife, CAROL S. SANDNER, in hand paid by THOMAS M. PEARCE and WILLIAM M. SCHULER, the receipt whereof is acknowledged, the said Joseph E. Sandner, Jr. and wife, Carol S. Sandner, do grant, bargain, sell and convey unto the said Thomas M. Pearce and William M. Schuler, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the NW 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama; thence run in a northerly direction along the West line of said 1/4-1/4 section a distance of 51.72 feet to the point of beginning; thence continue on last described course a distance of 545.00 feet to its intersection with the south right of way line of the Alabaster Industrial Road; thence 91°05' to the right and run in an easterly direction along the south line of said Alabaster Industrial Road right of way a distance of 400.00 feet; thence 88°55' angle to the right and run in a southerly direction of 545.00 feet; thence 91°05' to the right and run in a westerly direction a distance of 400.00 feet to the point of beginning.

Being the same property conveyed by Alabaster Industrial Development Corporation to James H. Rogers by deed dated March 12, 1969, and filed March 19, 1969, at 9:39 o'clock a.m. and recorded in Deed Book 257, page 217 in Probate Office of Shelby County, Alabama.

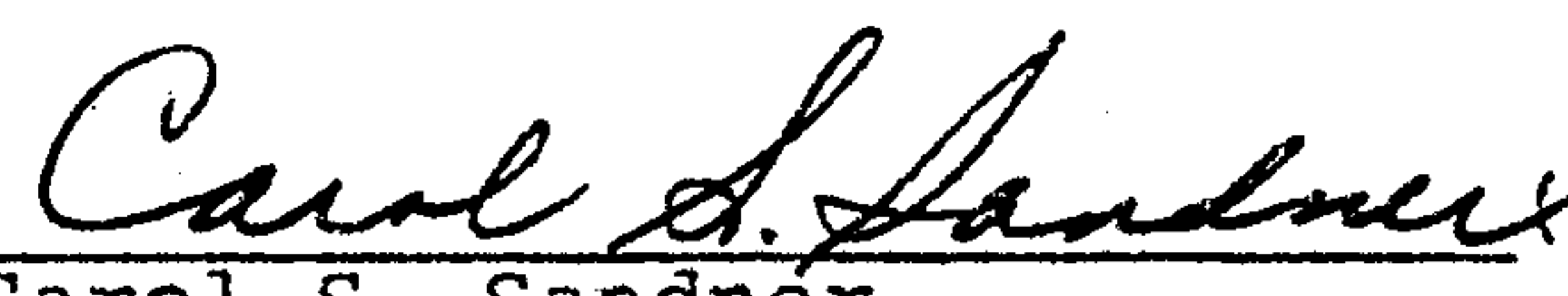
BOOK 279 PAGE 554

TO HAVE AND TO HOLD, To the said Thomas M. Pearce
and William M. Schuler and their heirs and assigns forever.

And Joseph E. Sandner, Jr. and wife, Carol S. Sandner,
do, for themselves and for their heirs, executors and
administrators, covenant with the said Thomas M. Pearce
and William M. Schuler, their heirs and assigns, that
they are lawfully seized in fee simple of said premises;
that they are free from all encumbrances; that they
have a good right to sell and convey the same as aforesaid;
that they will, and their heirs, executors and administra-
tors shall warrant and defend the same to the said Thomas
M. Pearce and William M. Schuler and their heirs, and
assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, they have hereunto set their
hands and seals this 5th day of APRIL,
1973.

 (SEAL)
Joseph E. Sandner, Jr.

 (SEAL)
Carol S. Sandner

BOOK 279 PAGE 555


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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joseph E. Sandner, Jr., ^{husband of Carol S. Sandner,} whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of April, 1973.

Claude McLean Thomas
Notary Public

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Carol S. Sandner, ^{wife of Joseph E. Sandner, Jr.} whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of April, 1973.

Claude McLean Thomas
Notary Public



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
April 6, 1973 8:30 AM
RECORDED & S. MTO. TAX
& \$35.00 NEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

C. M. Fowler
JUDGE OF PROBATE

BOOK 279 PAGE 556