

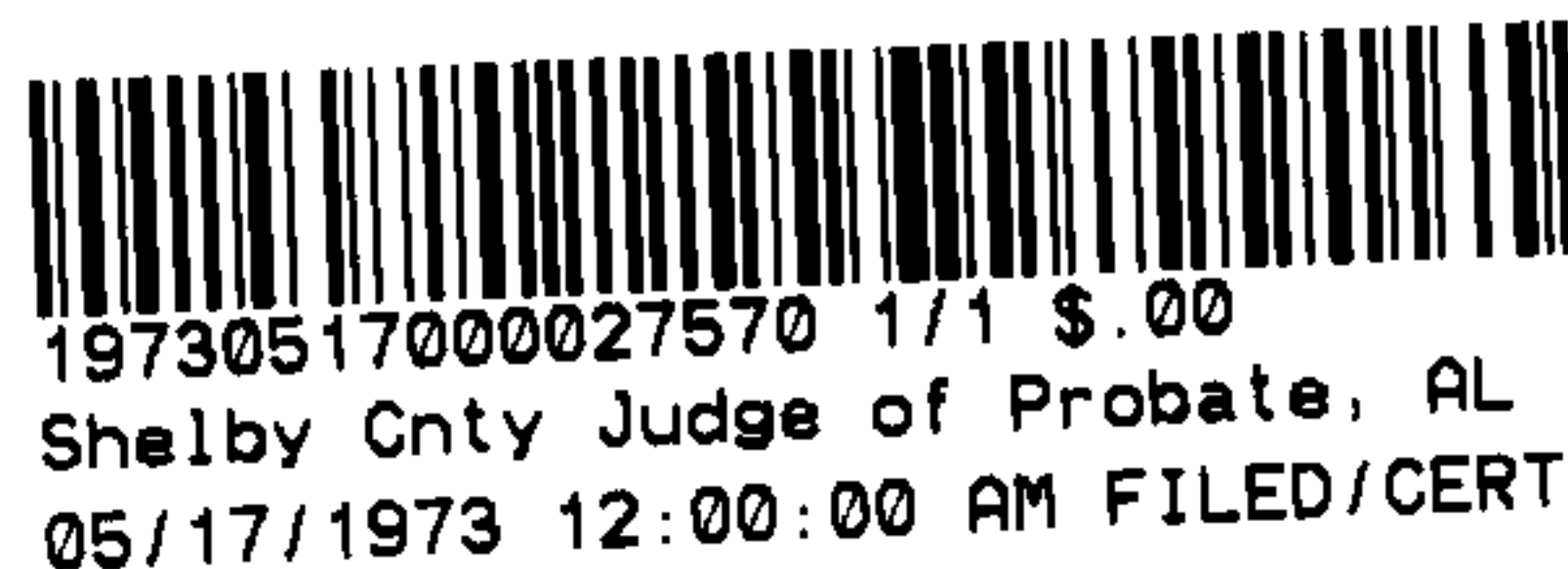
This instrument was prepared by

(Name) ARTHUR J. HANES, JR., ATTORNEY AT LAW

(Address) 617 Frank Nelson Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR--(\$1.00)--and other 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,

JOHN N. YAUGER and wife, SUSAN NOWLIN HARE YAUGER

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

WALTER C. ANDERTON

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

Beginning at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 5, Township 20 South, Range 3 West of the Huntsville Principal Meridian, run East along the South line of said 1/4 - 1/4 387.98 feet; thence 91° 57 1/2' left 934.42 feet; thence 44° - 05 1/8 left 557.34 feet to the Northwest corner of said 1/4 - 1/4; thence 135° 54 3/4' left 1321.48 feet along the West line of said 1/4 - 1/4 to the point of beginning.

All lying in the SW 1/4 of the NW 1/4 of Section 5, Township 20 South, Range 3 West of the Huntsville Principal Meridian and containing 10.04 acres, more or less.

This conveyance includes all right, title and interest of John N. Yauger and wife, Susan Nowlin Hare Yauger, in and to that certain easement recorded in Book 247, Page 772, in the Office of the Probate Judge of Shelby County, Alabama.

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

And ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 15TH day of AUGUST, 1972.

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

May 7 1973 (Seal)

RECORDED & \$ 2 PM (Seal)

\$ 50 DEED TAX (Seal)
PD. ON THIS INSTRUMENT

John N. Yauger (Seal)
John N. Yauger
Susan Nowlin Hare Yauger (Seal)
Susan Nowlin Hare Yauger (Seal)

STATE OF ALABAMA

Jefferson COUNTY

Judge of Probate

General Acknowledgment

I, Helen J. South, a Notary Public in and for said County, in said State, hereby certify that John N. Yauger and wife, Susan Nowlin Hare Yauger whose names 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 15 day of August, A. D., 1972

My Commission Expires May 17, 1975 Notary Public.