

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
07/27/1973 12:00:00 AM FILED/CERT

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and no/100 Dollars 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,

Wallace Bancroft Timmons and wife, Vivian S. Timmons

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

William M. Schroeder, Clyde Carden and Joe L. Ball

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

Begin at the Northwest corner of S $\frac{1}{2}$ of E $\frac{1}{2}$ of SE $\frac{1}{4}$, Section 22, Township 22 South, Range 2 West (conc. marker); thence proceed North 88 deg. 40 min. East (MB) along the north boundary of the said S $\frac{1}{2}$ of E $\frac{1}{2}$ of SE $\frac{1}{4}$, Section 22, Township 22 South, Range 2 West for a distance of 549.50 feet to a point (iron pipe); thence turn an angle of 90 deg. 00 min. to the left and proceed North 1 deg. 20 min. West (MB) for a distance of 1230.00 feet to a point (iron pin); thence turn an angle of 90 deg. 00 min. to the left and proceed South 88 deg. 40 min. West (MB) for a distance of 677.79 feet to a point (iron pin); thence turn an angle of 90 deg. 36 min. 45 sec. to the left and proceed South 1 deg. 56 min. 45 sec. East (MB) for a distance of 1230.00 feet to a point (iron pin); thence turn an angle of 89 deg. 23 min. 15 sec. to the left and proceed North 88 deg. 40 min. East (MB) for a distance of 115.00 feet to the point of beginning. Said property contains 18.951 acres.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 JUL 27 PM 2:45
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad H. Souder
JUDGE OF PROBATE

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 24 day of July, 1973.

(Seal)

Wallace Bancroft Timmons (Seal)
Wallace Bancroft Timmons

(Seal)

Vivian S. Timmons (Seal)
Vivian S. Timmons

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Matthew B. Joine, a Notary Public in and for said County, in said State, hereby certify that Wallace Bancroft Timmons and wife, Vivian S. Timmons 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 24 day of July, A. D., 1973.

Matthew B. Joine
Notary Public

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