

This instrument was prepared by

(Name) Wallace, Ellis & Fowler

(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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Shelby Cnty Judge of Probate, AL
09/04/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINE THOUSAND & NO/100 (\$9,000.00) DOLLARS, of which \$1,000.00 has been paid in cash and the balance secured by purchase money mortgage

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

Earl M. Butler and wife, Martha B. Butler

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

Robert D. Moore

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

Commence at the SW corner of Sec. 23, Township 21 South, Range 1 East; thence North 88 deg. 50' E(MB) for a distance of 472.14 feet along the South boundary of said Section 23 to Alabama Power Company Monument 69 HS 169; thence continue North 88 deg.50' E (MB) along the said South boundary of Section 23, for a distance of 485.35 feet to Alabama Power Company Monument 69 HS 170; thence continue North 88 deg.50' E (MB) along the said South boundary of Sec. 23 for a distance of 391.62 feet to a point (Being the SE corner of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 23, Township 21 S, Range 1 East); thence turn an angle of 90 deg.12'37" to the left and proceed North 1 deg.22'37" W (MB) for a distance of 320.31 feet to a point being the point of beginning; thence continue North 1 deg. 22'37"W (MB) for a distance of 600.0 feet to a point; thence turn an angle of 89 deg.47' 23" to the left and proceed S. 88 deg.50'W (MB) for a distance of 598.52 feet to a point; thence turn angle of 90 deg.12'37" to the left and proceed S. 1 deg.22'38"E (MB) for a distance of 337.87 feet to a point of intersection with the Alabama Power Co. 397 foot elevation contour; thence proceed Easterly, Southeasterly, and Southerly along the said 397 foot contour for an approximate distance of 320 feet to a point; thence proceed North 88 deg.50' E (MB) for a distance of 483.40 feet to point of beginning. Said property is lying in the E $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 23, Township 21 South, Range 1 East, and contains 7.643 acres, more or less.

It is understood and agreed by and between the parties hereto that should the seller desire to sell land which he owns which lies North and South of the above described land located in Section 23, Township 21 South, Range 1 East, for a period of three years, that he will offer to grantee herein the first refusal, on the same terms and conditions seller may offer to any other bona fide purchaser. This offer of first refusal is limited to 90 days from the date seller may offer said property for sale.

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 4th day of September, 1973

STATE OF ALABAMA
SHELBY COUNTY
U.C.C. FILE NUMBER OR BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

Earl M. Butler (Seal)
Martha B. Butler (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earl M. Butler and Martha B. Butler 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 4 day of September, A. D., 1973.

Lance Brasher
Notary Public