

(Name) Callaway & Vance, Attorneys at Law, 933 Frank Nelson Building,

(Address) Birmingham, Alabama 35203

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA



19731204000065660 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/04/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-seven Thousand Six Hundred Thirty-eight^{and No/100--} DOLLARS,
and other good and valuable consideration,

to the undersigned grantor, B-M-G LAND AND DEVELOPMENT, INC., a corporation,
in hand paid by Leonard Hultquist, II, Robert S. Vance and Harry L. Phillips

the receipt of which is hereby acknowledged, the said B-M-G LAND AND DEVELOPMENT, INC.,

does by these presents, grant, bargain, sell and convey unto the said Leonard Hultquist, II,
Robert S. Vance and Harry L. Phillips

the following described real estate, situated in Shelby County, Alabama and consisting of
3.9 plus acres:

Lot "D" in the Survey of Walker Lands in Section 13, Township 20 South,
Range 3 West, said Survey having been made by G. B. Pickett, recorded in Dea
Book 104, Page 94, in the Probate Office of Shelby County, Alabama, said lot
being situated in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 13, in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of
Section 14, Township 20 South, Range 3 West. EXCEPTING the right of way of
the New Birmingham-Montgomery Highway.

EXCEPT THE FOLLOWING: From the SW corner of the NW $\frac{1}{4}$ of Section 13, Townshi
20 South, Range 3 West; run thence East along the South line of said $\frac{1}{4}$ sec-
tion a distance of 126.08 feet to the point of beginning of the property
hereby conveyed, from the point of beginning thus obtained, turn thence lef
with an angle of 81 degrees 53' 40" and run Northerly a distance of 275.0 f
thence turn right an angle of 82 degrees 24' and run a distance of 225.0 fe
to the West line of the present U. S. Highway No. 31; thence right and along
the West line of said Highway a distance of 275 feet to the South line of s
NW $\frac{1}{4}$; thence Westerly 225.0 feet to the point of beginning.
GRANTEES ASSUME AND AGREE TO PAY *(Continued on reverse)

TO HAVE AND TO HOLD, To the said Leonard Hultquist, II, Robert S. Vance and
Harry L. Phillips, their

heirs and assigns forever.

And said B-M-G LAND AND DEVELOPMENT, INC., does for itself, its successors
and assigns, covenant with said Leonard Hultquist, II, Robert S. Vance and Harry L.
Phillips, their

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and
that it will, and its successors and assigns shall, warrant and defend the same to the said Leonard
Hultquist, II, Robert S. Vance and Harry L. Phillips, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said B-M-G LAND AND DEVELOPMENT, INC., by its
President,

has hereto set its signature and seal, this the 30th day of November, 19 73.

ATTEST:

B-M-G LAND AND DEVELOPMENT, INC.

By Robert D. Moore
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in
said State, hereby certify that Robert D. Moore
whose name as President of B-M-G LAND AND DEVELOPMENT, INC.,
a corporation, 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, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 30th day of November

19 73
Charlotte L. P...
Notary Public

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* the first mortgage to T. Howard Dedman and J. Douglas Dedman recorded in Volume 20, Page 879, Shelby County Probate Office in the amount of \$34,080.00 and the second mortgage payable to J. Allen Montgomery, Jr., and wife Jacqueline Jones Montgomery in the amount of \$43,000.00.



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U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consent of Judge
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Recd 2nd 100.00
1973 DEC 4 PM 1:57

ROBERT S. LANCE
933 FARM MEADOW BL.
BIRMINGHAM 35203
TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF }

Office of the Judge of Probate:

120.00
1.45
101.45 Pd
aa

Recording Fee \$
Deed Tax \$

THIS FORM FROM

Lawyers Title Insurance Corp
TITLE INSURANCE
BIRMINGHAM, ALABAMA

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