

This instrument was prepared by

(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 \$0.00

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 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 Deed 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, Township 20 South, Range 3 West; run thence East along the South line of said  $\frac{1}{4}$  section 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 left with an angle of 81 degrees 53' 40" and run Northerly a distance of 275.0 feet thence turn right an angle of 82 degrees 24' and run a distance of 225.0 feet 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.

GRANTEEES 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.

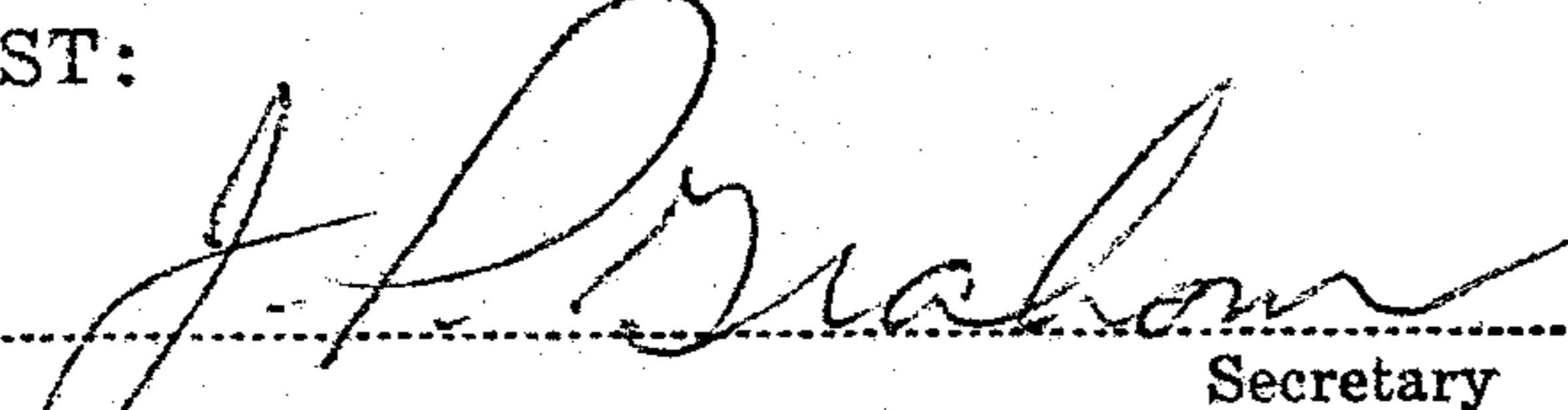
And said B-M-G LAND AND DEVELOPMENT, INC., does for itself, its successors and assigns, covenant with said Leonard Hultquist, II, Robert S. Vance and Harry L. Phillips, their

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances 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.

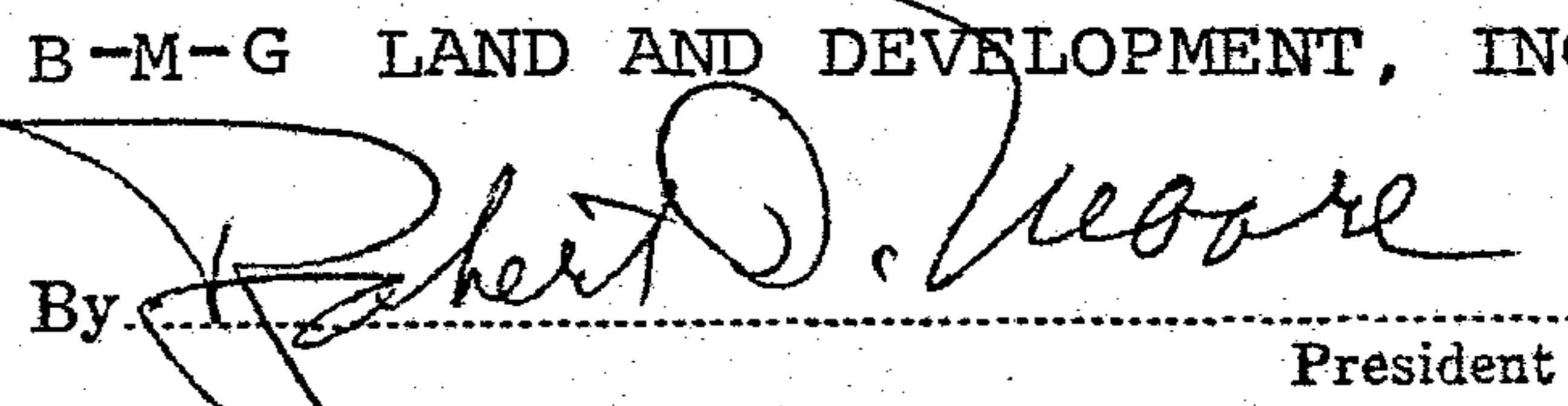
IN WITNESS WHEREOF, the said B-M-G LAND AND DEVELOPMENT, INC., by its President,

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

ATTEST:

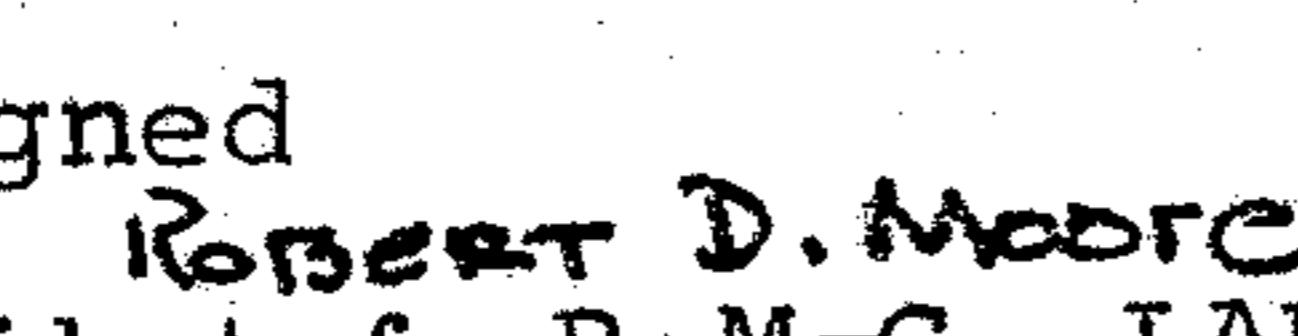
  
Secretary

B-M-G LAND AND DEVELOPMENT, INC.

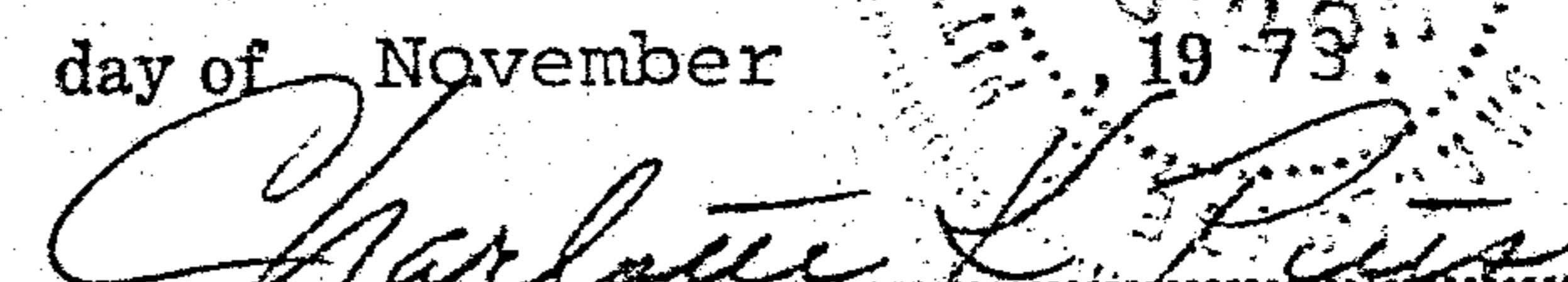
  
By Robert D. Moore  
President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned  
said State, hereby certify that  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.

  
Marlene L. Price  
Notary Public

\* 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.



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

STATE OF ALABAMA  
CERTIFY THIS  
INSTRUMENT WAS FILED  
Robert S. Crane  
1973 Dec 6 AM 10:00  
1973 Dec 6 PM 1:57

U.S.C. FILE NUMBER OR  
REC. BK & PAGE AS SHOWN ABOVE  
*Conrad Johnson*

JUDGE OF PROBATE

STATE OF ALABAMA  
COUNTY OF  
Office of the Judge of Probate:

## WARRANTY DEED

100-80  
1.45  
101.45  
AS

Recording Fee \$.....  
Deed Tax \$.....

THIS FORM FROM

Lawyers Title Insurance Corpor

TITLE INSURANCE  
BIRMINGHAM, ALABAMA

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