

THIS INSTRUMENT PREPARED BY:

Name: GRAHAM-MURPHY

Address: P.O. BOX 371

25-95  
PELHAM, ALABAMA 35124 LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA

WARRANTY DEED

STATE OF ALABAMA

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

See Mtg 326-231

That in consideration of Eight Thousand Nine Hundred and No/100-----DOLLARS to the undersigned grantor Charles A. Aldridge and wife, Margaret L. Aldridge in hand paid by Juanita Boddie, Ann G. Meigs, James L. Mobley and Madge B. Mobley the receipt whereof is acknowledged the said Charles A. Aldridge and wife, Margaret L. Aldridge des grant, bargain, sell and convey unto the said Juanita Boddie, Ann G. Meigs, James L. Mobley and Madge B. Mobley the following described real estate, situated in SHELBY County, Alabama, to-wit:

Commencing at the SW corner of section 14, Township 18 South, Range 1 East; thence East along the south line of said section 14, a distance of 745.00 feet to a point on the West R. O. W. line of Shelby County Road No. 45; thence North-easterly along said R. O. W. line a distance of 548.00 feet to the point of beginning; thence N 45°00' West a distance of 1170.00 feet to a point at Bear Creek; thence meandering Easterly along said Bear Creek a distance of 1401.00 feet to a point at the West R. O. W. line of said Shelby County Road No. 45; thence Southerly along said R. O. W. line a distance of 80.00 feet to a new portion of Bear Creek as now flowing; thence Westerly along new portion of Bear Creek a distance of 217.30 feet to a point; thence South 14°30' West a distance of 225.50 feet to a point; thence South 50°30' East a distance of 341.00 feet to a point on the West R. O. W. line of said Road; thence Southerly along said R. O. W. line a distance of 862.00 feet to the point of beginning. Said land being situated in the SW 1/4 of SW 1/4 and NW 1/4 of SW 1/4 Section 14, Township 18 South, Range 1 East, Shelby County, Alabama.

Subject to easements and restrictions of record.

Part of the above consideration being a purchase money mortgage by grantees to grantors in the amount of \$3,000.00



19731220000068740 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
12/20/1973 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD, To the said Juanita Boddie, Ann G. Meigs, James L. Mobley and Madge B. heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Juanita Boddie, Ann G. Meigs, James L. Mobley and Madge B. Mobley, their heirs and assigns, that we lawfully seized in fee simple of said premises; that they are free from all encumbrances; except current ad valorem taxes and as set out above. that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Juanita Boddie, Ann G. Meigs, James L. Mobley, and Madge B. Mobley, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal, this day of December, 8, 1973.

WITNESSES:

Charles A. Aldridge (Seal.)  
Margaret L. Aldridge (Seal.)  
(Seal.)  
(Seal.)

STATE OF ALABAMA, SHELBY CO. }  
I CERTIFY THIS }  
INSTRUMENT WAS FILED }  
IN THE CLERK'S OFFICE }  
ON DEC 20 AM 8:35 }  
U.C.C. FILE NUMBER OR }  
REG. BK. & PAGE AS SHOWN ABOVE }  
SHELBY COUNTY }  
ALABAMA }  
JUDGE OF PROBATE }  
C. M. B. }  
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles A. Aldridge, and wife, Margaret L. Aldridge 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 8th day of December, 1973.

Notary Public