

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

2709

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY-TWO THOUSAND, FOUR HUNDRED, EIGHTY-TWO AND 50/100 DOLLARS Plus Execution of a 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,

Margaret Hamric Howell, a widow

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

Cahaba Valley Homes, Inc., a corporation

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

SEE DESCRIPTION OF PROPERTY ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART AND PARCEL HEREOF AS FULLY AS IF SET OUT HEREIN.

All of the land is to be used for single family residential development except that part facing State Highway 119, which may be used for multistory apartment dwellings. All lots are to have at least 15,000 square feet of land and all houses are to have at least 1,000 square feet of heated living space, not including garages or basements.

Grantee shall have the right of first refusal should grantor, during her lifetime sell all or any part of the remaining property in said Section 2, Township 22 South, Range 3 West.



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Shelby Cnty Judge of Probate, AL
12/21/1973 12:00:00 AM FILED/CERT

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, I have hereunto set my hands(s) and seal(s), this 21st day of December, 1973.

(Seal)

Margaret H. Howell

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, The undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret Hamric Howell whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of December A. D., 1973.

Nancy K. Farmer

Notary Public.

EXHIBIT "A"

A tract of land situated in the Northwest 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama; more particularly described as follows: Begin at the Northeast corner of said Southwest 1/4 of Northeast 1/4, thence run South along the East line of said 1/4 - 1/4 Section for a distance of 49.62 feet to a point, thence turn an angle right of 92 degrees 30 minutes 48 seconds and run West and parallel to the North line of said 1/4 - 1/4 Section for a distance of 1330.23 feet to a point on the East right of way line of Alabama Highway No. 119, thence turn an angle right of 87 degrees 58 minutes 12 seconds and run North along said East right of way line for a distance of 815.0 feet to a point, thence turn an angle right of 92 degrees 01 minute 48 seconds and run East and parallel to the North line of the Northwest 1/4 of the Northeast 1/4 for a distance of 557.0 feet, thence turn an angle left of 92 degrees 01 minute 48 seconds and run Northerly and parallel to the East right of way line of Alabama Highway No. 119 for a distance of 313.0 feet, thence turn an angle right of 92 degrees 01 minute 48 seconds and run Easterly and parallel to the North line of said 1/4 - 1/4 Section for a distance of 497.0 feet, thence turn an angle left of 92 degrees 01 minute 48 seconds and run Northerly and parallel to said Easterly right of way line of Alabama Highway No. 119 for a distance of 230.0 feet to a point on the North line of said 1/4 - 1/4 Section, thence turn an angle right of 92 degrees 01 minute 48 seconds and run East along the North line of said 1/4 - 1/4 Section for a distance of 264.80 feet to the Northeast corner of said Northwest 1/4 of the Northeast 1/4, thence turn an angle right of 87 degrees 29 minutes 12 seconds and run South along the East line of said 1/4 - 1/4 Section for a distance of 1308.82 feet to the Point of Beginning.

Tract contains 31.70 acres.

SIGNED FOR IDENTIFICATION:

Margaret H. Howell



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12/21/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
1973 DEC 21 PM 4:00
INSTRUMENT WAS FILED
W & C FILE NUMBER 88
SEE BK & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
322.50

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