

This instrument was prepared by

(Name) Frank K. Bynum, Attorney ²⁶⁷

(Address) 1701 City Federal Building, Birmingham, Alabama 35203

Form 1-1-6 Rev. 8-70

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

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR ----- (\$1.00)----- DOLLARS,
AND OTHER GOOD AND VALUABLE CONSIDERATIONS,

to the undersigned grantor, Advance Foundation, a corporation a corporation,
in hand paid by Marylin B. Warth

the receipt of which is hereby acknowledged, the said Advance Foundation, a corporation

does by these presents, grant, bargain, sell and convey unto the said Marylin B. Warth

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:
A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 15, Township 19, South,
Range 2 West, Shelby County, Alabama, and more particularly described as follows:
Commence at the southwest corner of the SW 1/4 of the SW 1/4 of Section 15, Township 19
South, Range 2 West, Shelby County, Alabama, thence run east along the south line of the
SW 1/4 of the SW 1/4 of said Section 15, for a distance of 415.26 feet more or less, to a
point in the centerline of Indian Crest Drive; thence at an angle to the left of 54° 45' and in
a northeasterly direction along the centerline of Indian Crest Drive for a distance of 152.0
feet to the point of beginning of the property herein described; thence at an angle to the
right of 7° 46' and in a northeasterly direction along said centerline for a distance of 200.85
feet; thence at an angle to the right of 3° 54' and in a northeasterly direction along said
centerline for a distance of 294.0 feet; thence at an angle to the right of 4° 36' 15" and in a
northeasterly direction along said centerline for a distance of 217.96 feet; thence at an angle
to the left of 2° 24' in a northeasterly direction along said centerline more or less for a dis-
tance of 172.70 feet; thence at an angle to the right of 4° 23' and continue northeasterly
along said centerline of Indian Crest Drive for a distance of 200.00 feet; thence 94° 46' left
and in a northwesterly direction for a distance of 378.85 feet; thence 90° 00' left and in a
(LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE)

TO HAVE AND TO HOLD, To the said
Marylin B. Warth, her

heirs and assigns forever.

And said Advance Foundation, a corporation does for itself, its successors
and assigns, covenant with said
Marylin B. Warth, her

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
Marylin B. Warth, her

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Advance Foundation, a corporation, by its
President, C. R. Warth, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 27th day of December, 19 73.

~~ATTEST~~

ADVANCE FOUNDATION

By C. R. Warth President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }



19731228000069470 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/28/1973 12:00:00 AM FILED/CERT

I, the undersigned
said State, hereby certify that C. R. Warth
whose name as President of Advance Foundation
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 27th day of December, 19 73.

Frank K. Bynum
Notary Public

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(LEGAL DESCRIPTION CONTINUED)

southwesterly direction for a distance of 1083.41 feet; thence 90° 00' left and in a southeasterly direction for a distance of 379.86 feet to the point of beginning.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

LESS AND EXCEPT the property conveyed by Deed recorded in Book 245, Page 433, from the same grantor to the same grantee herein.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 DEC 28 AM 8:32

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Andrews
JUDGE OF PROBATE

BOOK 284 PAGE 510



1973122800069470 2/2 \$.00
Shelby Cnty Judge of Probate, AL
12/28/1973 12:00:00 AM FILED/CERT

BYNUM & RYNUM, ATTORNEYS
1701 CITY FEDERAL BLDG.
BIRMINGHAM, ALABAMA 35203

Advance Foundation

TO

Marilyn B. Warth

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF }

Office of the Judge of Probate:

1426 - 2nd Ave. West

35203

Recording Fee \$ 1.45

Deed Tax \$ 1.27

2.45

THIS FORM FROM

Lawyers Title Insurance Corporation

TITLE INSURANCE
BIRMINGHAM, ALABAMA