

This instrument was prepared by

(Name) Jim McClain Realty Company, Inc:

890

2829

(Address) 3166 Cahaba Heights Plaza, Birmingham, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five thousand seven hundred fifty and no/100 -----(5,750.00) -----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Bertie Hazel Cerald, a widow

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

Fowler and Cerald Homebuilders, Inc.

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

Part of the Southwest one quarter of the Northwest one quarter of Section 15, township 19 South, Range 2 West being more particularly described as follows; Commence at the Southeast corner of the Southeast one quarter of the Northeast one quarter of Section 16, Township 19, South, Range 2 West and run in a Northerly direction along the east line of said quarter section for a distance of 250 feet, thence turn an angle of 88 degrees 30 minutes to the left and run in a Westerly direction for a distance of 268.47 feet to the Southerly right of way line of Valleydale Road thence turn an angle of 150 degrees 16 minutes 24 seconds to the right and run along said right of way line for a distance of 398 feet to the point of beginning, thence turn an angle to the right of 99 degrees 56 minutes 06 seconds and run in a Southeasterly direction for a distance of 207.63 feet thence turn an angle to the left of 71 degrees 0 minutes and run in an Easterly direction for a distance of 115.59 feet, thence turn an angle to the left of 109 degrees 12 minutes, 06 seconds and run in a Northwesterly direction for a distance of 264.27 feet to a point on the right on the right of way line on Valleydale Road thence turn an angle to the left of 99 degrees 44 minutes and run in a Southwesterly direction along said right of way line of Valleydale Road for a distance of 110 feet to the point of beginning.
Containing 0.59 acres



19740103000000360 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/03/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1973 NOV - 8 AM 8:30
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE
Cerald m. m. m.

TO 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 7th day of November, 1973.

Bertie Hazel Cerald (Seal)

(Seal)

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bertie Hazel Cerald 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 7 day of November, A. D., 1973.

Notary Public.

BOOK 283 PAGE 676

BOOK 284 PAGE 582

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 JAN - 3 AM 9:01
U.C.C. FILE NUMBER OR
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Cerald m. m. m.
JUDGE OF PROBATE