

This instrument was prepared by

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3443

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and no/100 Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Harry W. Dearing, Jr. and wife, Sybil Dearing

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

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

Commence at the Southeast corner of Section 22, Township 20 South, Range 3 West; run thence in a Westerly direction along the South line of said Section for a distance of 85.77 feet to the point of beginning. From the point of beginning thus obtained; thence continue along last described course for a distance of 790.63 feet; thence turn an angle to the right of 88 deg. 41 min. 24 sec. and run in a Northerly direction for a distance of 281.61 feet; thence turn an angle to the right of 91 deg. 18 min. 36 sec. and run in an Easterly direction for a distance of 751.77 feet; thence turn an angle to the right of 80 deg. 51 min. 38 sec. to the chord of the following described course, said course being situated on a curve to the right having a central angle of 5 deg. 47 min. 09 sec. and a radius of 2,825.05 feet; thence run along the arc of said curve in a Southeasterly direction along the Southwesterly right-of-way line of Shelby County Highway No. 95 for a distance of 285.28 feet to the point of beginning. Said parcel containing 5.0 acres.



19740201000005290 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/01/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 FEB -1 AM 9:02
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

BOOK 285 PAGE 149
DO 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, we have hereunto set our hands(s) and seal(s), this 24 day of Jan, 1974.

(Seal) Harry W. Dearing, Jr.
(Seal) Sybil Dearing
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Frances Parrish, a Notary Public in and for said County, in said State, hereby certify that Harry W. Dearing, Jr. and wife, Sybil Dearing 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 24 day of January, A. D., 1974.

My Commission Expires June 5, 1976