

THIS INSTRUMENT PREPARED BY:

Name: First Real Estate Corp. of Alabama

Address: P.O. Box 371

Pelham, Ala. 35124

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

WARRANTY DEED

STATE OF ALABAMA

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Twenty Five and no/100 ----- DOLLARS to the undersigned grantor Jerry Baldwin and wife, Linda Baldwin in hand paid by Steven Paul Davis the receipt whereof is acknowledged by the said Jerry Baldwin and wife Linda Baldwin do hereby grant, bargain, sell and convey unto the said Steven Paul Davis the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SE Cor NE1/4-NW-1/4 Sec. 17, Tp 21S, R3W, Shelby County, Alabama; thence West along South line of Said 1/41/4 755.53'; thence 88° 12' 40" right 207.82' to the point of beginning; thence continue along last stated course 418.33' to south line of county road; thence 64° 58' 10" right 68.12'; thence 122° 53' 20" right 451.39' to the point of beginning and containing 0.296 ac. more or less.

Subject to all covenants, restrictions, conditions, limitations, rights of way and easements of record.

19740424000019750 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/24/1974 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY
JERRY BALDWIN
LINDA BALDWIN
1974 APR 24 11:10:02
REC. DK. 2 PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
INDEX OF PROBATE

TO HAVE AND TO HOLD, To the said Steven Paul Davis heirs and assigns forever.
And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Steven Paul Davis heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;
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 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
WITNESSES:

Jerry Baldwin (Seal.)
Linda Baldwin (Seal.)
(Seal.)
(Seal.)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry Baldwin and wife, Linda Baldwin 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 16th day of April, 1974

Notary Public