

This instrument was prepared by

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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

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

Virginia Higgins, unmarried

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

Denman Construction Company, Inc.

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

A part of the SW¹/₄ of the SE¹/₄ and also a part of the SE¹/₄ of the SE¹/₄ of Section 16, Township 19 South, Range 2 West, and being more particularly described as follows: Commence at the Northeast Corner of the SW¹/₄ of the SE¹/₄ of said Section 16; thence westerly, and along the North line of same, for a distance of 220.00 feet; thence turn an angle of 49 deg. 38' to the left in a southwesterly direction for a distance of 25.02 feet; thence turn an angle of 80 deg. 46' to the left in a southeasterly direction for a distance of 150.00 feet; thence turn an angle of 80 deg. 46' to the right in a southwesterly direction for a distance of 247.63 feet; thence turn an angle of 92 deg. 24' to the left in a southeasterly direction for a distance of 186.40 feet; thence turn an angle of 17 deg. 40' to the right in a southeasterly direction for a distance of 64.00 feet; thence turn an angle of 105 deg. 35' to the left in a northeasterly direction for a distance of 10.38 feet to the point of beginning of the property described herein; thence continue along the last named course for a distance of 191.80 feet; thence turn an angle of 105 deg. 34' to the right in a southeasterly direction for a distance of 115.30 feet; thence turn an angle of 76 deg. 28' to the right in a southwesterly direction for a distance of 189.92 feet; thence turn an angle of 105 deg. 33' to the right in a northwesterly direction for a distance of 108.82 feet to the point of beginning.

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Shelby Cnty Judge of Probate, AL
05/27/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 MAY 27 AM 7:30
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE

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 13th day of May, 1974

(Seal)
(Seal)
(Seal)

Virginia Higgins
(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 Virginia Higgins 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 13 day of May

Nancy L. Jackson
Notary Public
A. D. 1974