

(Name) W. W. Conwell

7/6/74

(Address) 1100 First National-Southern Natural Building, Birmingham, Ala.

Form 1-1-6 Rev. 1-66

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

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand Five Hundred and no/100----- DOLLARS,

to the undersigned grantor, INCOME TAX SERVICE, INC. a corporation,
in hand paid by

David B. Clayton

the receipt of which is hereby acknowledged, the said Income Tax Service, Inc.,

does by these presents, grant, bargain, sell and convey unto the said

David B. Clayton

the following described real estate, situated in Shelby County, Alabama, to wit:

(SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

AS IF FULLY SET FORTH HEREIN).

Purchaser assumes that certain mortgage from Income Tax Service, Inc., to Thriftax, Inc., recorded in the Probate Office of Shelby County, Alabama, with an approximate balance of \$82,000.00.



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Shelby Cnty Judge of Probate, AL
07/23/1974 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said David B. Clayton,

his heirs and assigns forever.

And said Income Tax Service, Inc., does for itself, its successors
and assigns, covenant with said

David B. Clayton

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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

David B. Clayton, his

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

IN WITNESS WHEREOF, the said Income Tax Service, Inc., by its

President, David B. Clayton, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 1st day of July, 19 74.

ATTEST:

INCOME TAX SERVICE, INC.,

By David B. Clayton
David B. Clayton President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Olleta M. Johns a Notary Public in and for said County, in
said State, hereby certify that David B. Clayton
whose name as President of Income Tax Service, Inc.,
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 1st day of July, 19 74.

Notary Public, Alabama State at Large
My Commission Expires September 25, 1977
Bonded by Home Indemnity Co. of

Olleta M. Johns
Notary Public

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 14, Township 21, Range 3 West, and run South 2 degrees and 30 minutes East 210 feet; thence North 88 degrees 30 minutes East 210 feet; thence North 2 degrees 30 minutes West 210 feet, thence North 88 degrees 30 minutes East 438 feet to the center of Montevallo and Ashville Road, then North 3 degrees 30 minutes West along the center of said road 450 feet; thence South 86 degrees 30 minutes West 220 feet, thence North 2 degrees 30 minutes West 227 feet, thence South 88 degrees 30 minutes West 197 feet; thence North 28 degrees 30 minutes West 255 feet, thence North 81 degrees West 105 feet to the Section line, thence North 2 degrees 30 minutes West 1170 feet; thence South 89 degrees 25 minutes West 582 feet, thence South 2 degrees 30 minutes East 210 feet, thence South 89 degrees 25 minutes West 105 feet; thence South 6 degrees 30 minutes West 450 feet, run thence South 88 degrees West 570 feet to the West boundary line of the NE 1/4 of the NE 1/4 of Section 15, Township 21, Range 3 West, run thence South 2 degrees 30 minutes East 1418 feet to the SW corner of the SE 1/4 of the NE 1/4 of Section 15, run thence North 89 degrees 25 minutes East 1330 ft. to the point of beginning, containing 63 acres, more or less, less all easements and rights of way as of record, Shelby County, Alabama.
Subject to easements of record.

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U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
1974 JUL 23 AM 8:19
FILED OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
15:50