

(Name) J. Michael Rediker (of the firm of Ritchie & Rediker)

7201

(Address) Suite 2015 First National Southern Natural Building, Birmingham, Alabama

Form 1-1-8 Rev. 1-66

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

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nineteen Thousand Five Hundred-----DOLLARS, (\$19,500.00) and the assumption of the below-described first mortgage

to the undersigned grantor, Construction Investment Consultants, Inc., a corporation, in hand paid by Larry G. Easter, Bobby G. Darty and Howard F. Johnston, Jr., as tenants in common,

the receipt of which is hereby acknowledged, the said Construction Investment Consultants, Inc., an Alabama corporation,

does by these presents, grant, bargain, sell and convey unto the said Larry G. Easter, Bobby G. Darty, and Howard F. Johnston, Jr., as tenants in common.

the following described real estate, situated in Shelby County, Alabama, to-wit:  
A part of the NW1/4 of the SW1/4 of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Commence at the NW corner of the NW1/4 of the SW1/4 of Section 31, Township 19 South, Range 2 West; thence turn an angle of 20 deg. 29 min. 10 sec. left from the West line of said 1/4-1/4 Section and run Southeasterly for a distance of 347.40 feet; thence turn 71 deg. 34 min. 40 sec. left and run Easterly for a distance of 364.82 feet; thence turn 4 deg. 50 min. 40 sec. right and run Easterly for a distance of 369.55 feet to the point of beginning; thence turn 115 deg. 32 min. left and run Northwesterly for a distance of 178.73 feet; thence turn 118 deg. 34 min. 10 sec. right and run Southeasterly for a distance of 130.53 feet; thence turn 27 deg. 14 min. 20 sec. left and run Northeasterly for a distance of 154.30 feet to the Southwesterly right of way line of Old U.S. Highway No. 31; thence turn 83 deg. 55 min, right and run Southeasterly along the right of way line of said road for a distance of 156.00 feet; thence turn 100 deg. 24 min. 30 sec. right and run Southwesterly for a distance of 284.26 feet; thence turn 88 deg. 22 min. right and run Northwesterly for a distance of 14.14 feet to the point of beginning.

Subject to:

1. Taxes for the year 1974, not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
3. Right-of-way to Shelby County for roadway recorded in Deed Book 154 page 111 in said Probate Office.

(Continued on Attachment A, incorporated herein by reference)

TO HAVE AND TO HOLD, To the said Larry G. Easter, Bobby G. Darty and Howard F. Johnston, Jr., as tenants in common, their

heirs and assigns forever.

And said Grantor  
and assigns, covenant with said Grantees, their

does for itself, its successors

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 Grantees, their

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

IN WITNESS WHEREOF, the said Construction Investment Consultants, Inc. by its

President, John L. Hartman, III, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 14th day of August, 1974.

ATTEST:

Wayne T. King  
Wayne T. King Secretary

STATE OF Alabama

COUNTY OF Jefferson

By John L. Hartman, III President

19740816000040530 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
08/16/1974 12:00:00AM FILED/CERT

I, J. Michael Rediker a Notary Public in and for said County, in said State, hereby certify that John L. Hartman, III whose name as President of Construction Investment Consultants, 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 14th day of August, 1974

J. Michael Rediker  
Notary Public

BOOK 288 PAGE 330



Attachment A to Warranty Deed of Construction Investment  
Consultants, Inc.

4. Transmission Line Permits to Alabama Power Company recorded in Deed Book 101 page 505, Deed Book 119 page 457, Deed Book 157 page 290, Deed Book 164 page 378 and Deed Book 172 page 543, all in Probate Office of Shelby County, Alabama.

5. Right-of-way and easement for telephone lines as set out in Deed Book 56 page 296 in said Probate Office.

Nineteen Thousand Five Hundred Dollars (\$19,500.00) of the purchase price recited above was paid from and by a purchase money second mortgage loan closed simultaneously herewith.

This conveyance is made subject to, and Grantees, as part of the consideration therefor, assume and agree to pay when that certain mortgage executed by J.P. Graham to Guy L. Burns Sr., as recorded in Mortgage Book 334, Page 458, Probate Office of Shelby County.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1974 AUG 16 PM 12:17  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Cora J. Proctor  
JUDGE OF PROBATE



19740816000040530 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
08/16/1974 12:00:00AM FILED/CERT

Deed Book 341-336  
See Mtg 341-336

BOOK 288 PAGE 331