

NAME Daniel M. SpitlerADDRESS 1200 City National Bank Building - Birmingham, Alabama 35203

WARRANTY DEED (Without Survivorship)



19741008000049500 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/08/1974 12:00:00 AM FILED/CERT

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

See Mtg 342-276

That in consideration of Sixty Thousand and No/100-----DOLLARS

to the undersigned grantor s, O. J. Davenport, Jr. and wife, Ada S. Davenport

in hand paid by Indian Ridge Development Company, a Joint Venture, composed of Jerome Alan Speegle and George Michael Harper

the receipt whereof is acknowledged we the said

O. J. Davenport, Jr. and wife, Ada S. Davenport

do grant, bargain, sell and convey unto the said Indian Ridge Development Company, a Joint Venture, composed of Jerome Alan Speegle and George Michael Harper the following described real estate, situated in Shelby County, Alabama,

to-wit:

Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West, in Shelby County, Alabama; thence run Northerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 332.36 feet to a point on the sub-tangent of a 60 foot public road for the point of beginning; thence continue Northerly along the said West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 837.91 feet to a point on the center line of a 60 foot public road; thence turn 109 degrees 53' 30" right and run Southeasterly along the center of said public road 291.54 feet; thence turn 13 degrees 27' 30" right and run Southeasterly along the center line of said public road 162.52 feet; thence turn 15 degrees 50' left and run Southeasterly along the center line of said public road 258.63 feet; thence turn 30 degrees 19' right and run Southeasterly along the center line of said public road 255.05 feet; thence turn 22 degrees 62' right and run Southeasterly along the center line of said public road 439.75 feet to the center line of a 60 foot public road; thence turn 111 degrees 10' right and run Westerly along the center of said public road 971.73 feet to the point of beginning.

Subject to easements and restrictions of record.

\$56,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Indian Ridge Development Company, a Joint Venture, composed of Jerome Alan Speegle and George Michael Harper, its successors ~~here~~ and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant

with the said Indian Ridge Development Company, a Joint Venture, composed of Jerome Alan Speegle and George Michael Harper, its successors

~~here~~ 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 Indian Ridge Development Company, a Joint Venture, composed of Jerome Alan Speegle and George Michael Harper, its ~~here~~ and assigns forever, against the lawful claims of all persons. successo

In Witness Whereof, we have hereunto set our hand and seal

this 30th day of September 1974 .

WITNESSES

O. J. Davenport Jr.
O. J. Davenport, Jr.
Ada S. Davenport
Ada S. Davenport

DANIEL M. SPILLER
ATTORNEY AT LAW
1200 City Natl. Bank Bldg.
Birmingham, Alabama 35203

TO

WARRENTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,
County.

This form furnished by
ALABAMA TITLE COMPANY, INC.
Agents for
LOUISVILLE TITLE INSURANCE CO.
615 No. 21st Street
Birmingham, Alabama 35203

4.00
1.45

Judge of Probate
LOUISVILLE TITLE INSURANCE
COMPANY
P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA }
JEFFERSON COUNTY } General Acknowledgment

I, _____, the undersigned _____, a Notary Public in and for said County, in said State,
hereby certify that O. J. Davenport, Jr. and wife, Ada S. Davenport
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 30th day of September A. D., 1974.

[Signature]
Notary Public

STATE OF ALABAMA
COUNTY OF JEFFERSON
JUDGE OF PROBATE
CONRAD M. JONES
REC. CL. & PAGE NO. AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
INSTRUMENT WAS FILED
OCT 7 1974
7:17 AM
8-1304761

State of _____ }
_____ COUNTY } General Acknowledgment

I, _____, a Notary Public in and for said County, in said State,
hereby certify that
whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19____

[Signature]
Notary Public

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Shelby Cnty Judge of Probate, AL
10/08/1974 12:00:00 AM FILED/CERT

State of _____ }
_____ COUNTY } Corporation Acknowledgment

I, _____, a Notary Public in and for said County in said State,
hereby certify that
whose name as _____ of _____
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, this the _____ day of _____ 19____

[Signature]
Notary Public

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