

This instrument was prepared by

(Name)

W. F. Spencer, Attorney

(Address)

2136 Kent Way, Birmingham, Alabama 35226

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten & No/100 Dollars and other valuable considerations including a Note and Mortgage in the principal sum of Thirty Six Thousand Seven Hundred & No/100 Dollars (\$36,700.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we.

T. M. Burgin and his wife, Ellen Virginia Burgin

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

Hertz Realty Corporation, a Delaware corporation

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

Commence at the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence run in a Southerly direction along the West line of said Quarter-Quarter a distance of 299.27 feet to the point of beginning; from said point of beginning turn an angle to the left of 121 degrees 59 minutes and run in a Northeasterly direction a distance of 194.60 feet to its intersection with the Southwesterly right-of-way line of U. S. Highway 31; thence run in a Southeasterly direction along the arc of a spiral curve (angle from last described course to chord of said curve being 88 degrees 43 minutes 11 seconds) a distance of 26.08 feet along said Southwesterly right-of-way line of U. S. Highway 31; thence from the chord of last described curve turn an angle to the left of 91 degrees 22 minutes 54 seconds and run in a Northeasterly direction a distance of 15.00 feet; thence continue in a Southeasterly direction along the Southwesterly right-of-way line of U. S. Highway 31 continuing along a spiral curve (angle from last described course to chord of said curve being 88 degrees 51 minutes 33 seconds) a distance of 208.63 feet to the end of said curve; thence continue in a Southeasterly direction continuing along the Southwesterly right-of-way line of said U. S. Highway 31 along the tangent extended to last described curve a distance of 51.37 feet; thence turn an angle to the right of 90 degrees 00 minutes and run in a Southwesterly direction a distance of 428.13 feet to its intersection with the West line of said Southeast Quarter of Northeast Quarter of Section 36; thence turn an angle to the right of 126 degrees 29 minutes and run in a Northerly direction along the West line of said Quarter-Quarter a distance of 375.33 feet to the point of beginning. ~~Mineral & Mining Rights & Easements~~ of Record excepted.

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, we have hereunto set our hands(s) and seal(s), this 1st day of October, 1974.

W.F. Spencer

(Seal)

T.M. Burgin

(Seal)

Ellen Virginia Burgin

(Seal)

(Seal)

General Acknowledgment

Margaret C. Oliver

hereby certify that T. M. Burgin and his wife, Ellen Virginia Burgin

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 1st day of October, A. D., 1974

Margaret C. Oliver

Notary Public.