

This instrument was prepared by
Jas. Permutt
2030 First Avenue, North
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



19741106000053920 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/06/1974 12:00:00 AM FILED/CERT

696
That in consideration of \$10.00 and other good and valuable considerations to the undersigned Grantors, W. Percy Badham, Jr. and George O. Wright, III, in hand paid by the Grantee herein, Virginia F. Shurett, the receipt whereof is acknowledged, we, the said W. Percy Badham, Jr. and wife, Mitzie M. Badham, and George O. Wright, III, and wife, June S. Wright, grant, bargain, sell and convey unto Virginia F. Shurett, the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land situated in the SW 1/4 of the NW 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:
Commence at the Northwest corner of the SW 1/4 of NW 1/4 of said Section 36, thence run southerly along the west line of said Section 36, 671.93 feet to the point of beginning; thence 88°17'00" left 447.76 feet; thence 90°00'00" left 310.92 feet; thence 113°57'30" left 138.87 feet; thence 14°28'00" left 409.55 feet to the point of beginning, together with an easement for ingress and egress to and from said land, along and across the existing primary access roads serving the adjoining land as referred to in that certain conveyance recorded in Volume 267, Page 548, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

- BOOK 289 PAGE 507
- (a) Ad valorem taxes for the year 1974, now due and payable and will become delinquent December 31, 1974.
 - (b) Ad valorem taxes for the tax year 1975, which will be due and payable October 1, 1975.
 - (c) Mortgage dated November 24, 1971, executed by D. Bruce MacClary and James C. Barton to City Federal Savings & Loan Association, in the principal amount of \$250,000.00, filed for record November 30, 1971 at 1:28 P.M. and recorded in Volume 320, page 101, in the Probate Office of Shelby County, Alabama, and assignment of rents relating thereto recorded in Volume 271, page 295, in said Probate Office, which said mortgage, together with a promissory note secured thereby Grantee hereby assumes and agrees to pay in accordance with the terms and conditions thereof.

Restrictions WPB SK
(d) Conditions and easement set forth in Volume 267, page 548, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Virginia F. Shurett, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 4th day of November, 1974.

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W. Percy Badham Jr (SEAL)
W. Percy Badham, Jr.

Mitzi M. Badham (SEAL)
Mitzi M. Badham

George O. Wright III (SEAL)
George O. Wright III

June S. Wright (SEAL)
June S. Wright

State of Alabama)
Jefferson County)

I, LARRY B. RICHMOND, a Notary Public in and for said County, in said State, hereby certify that W. Percy Badham, Jr. and Mitzi M. Badham, 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 4th day of November, 1974.

Harry S. Richmond
Notary Public

State of Alabama)
Jefferson County)

I, Peter F. Turner, JR., a Notary Public in and for said County, in said State, hereby certify that George O. Wright, III, and June S. Wright, 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 4th day of November, 1974.

Peter F. Turner, JR.
Notary Public