

This instrument was prepared by

(Name) Contempo Properties, Inc.

(Address) 2758 Highway 31, South, Birmingham, Alabama 35244

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

2353

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Seven Thousand and no/100----- (\$27,000.00)

See Mtg 344-240

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James Elmer Nichols, a single man

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

4895

Truss, Inc., a corporation

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

Commence at the northwest corner of the SW 1/4 of the NE 1/4 of Section 23, Township 20, South, Range 3 West and run thence in an easterly direction along the north line of said quarter-quarter section for a distance of 466.90 feet; thence turn an angle to the right of 88 degrees 41 minutes, 30 seconds and in a southerly direction for a distance of 877.73 feet; thence turn an angle to the left of 105 degrees 13 minutes 12 seconds and in a northeasterly direction for a distance of 445.59 feet to the point of beginning; from point of beginning thus obtained, thence continue along last described course for a distance of 142.78 feet; thence turn an angle to the left of 0 degrees 38 minutes and in a northeasterly direction for a distance of 168.81 feet; thence turn an angle to the left of 92 degrees 43 minutes 45 seconds and in a north-westerly direction for a distance of 420 feet; thence turn an angle to the left of 87 degrees 16 minutes 15 seconds and run in a southwesterly direction for a distance of 311.50 feet; thence turn an angle to the left of 92 degrees 43 minutes 45 seconds and in a southeasterly direction for a distance of 418.42 feet to the point of beginning.

Site contains 3 acres.



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Shelby Cnty Judge of Probate, AL
02/06/1975 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, I have hereunto set my hands(s) and seal(s), this 4th day of February, 1975.

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
1975 FEB -6 8:32
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
See Mtg 344-240
INSTRUMENT WAS FILED
I CERTIFY THIS

X James Elmer Nichols (Seal)
(James Elmer Nichols)
(Seal)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, The undersigned, a Notary Public in and for said County, in said State, hereby certify that James Elmer Nichols, a single man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of February, A.D. 1975.

Ara L. King
Notary Public