

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

2455

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and No/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein. the receipt whereof is acknowledged, I or we,
B. WAYNE BAILEY and wife, GAIL S. BAILEY

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

MARTIN & SONS, INC.

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

All that parcel of real property described in Exhibit "A" attached hereto and by reference incorporated herein as an integral part hereof.

Subject to easements, rights of way and restrictions of record, if any in the Probate Office of Shelby County, Alabama.

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19750212000006640 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/12/1975 12:00:00 AM 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, we have hereunto set our hands(s) and seal(s), this 5th day of December, 1974.

(Seal)
(Seal)
(Seal)

B. Wayne Bailey (Seal)
B. WAYNE BAILEY
GAIL S. BAILEY (Seal)
Gail S. Bailey (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 B. Wayne Bailey and wife, Gail S. Bailey 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 5th day of DECEMBER, A. D. 1974

Carol J. Henderson
Notary Public.

SHELBY County, Alabama, to-wit:

The following is a description of a tract of land situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the Section 15, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast Corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West; Thence run in a westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 121.34 feet to the Western right of way of Caldwell Mill Road, which is the point of beginning; Thence continue along said course 307.53 feet; Thence 62° 41' 35" Right 212.19 Feet; Thence 89° 51' 06" Right 209.46 Feet to the Western right of way of Caldwell Mill Road; Thence 79° 55' 19" right along said right of way 359.39 feet to the point of beginning and containing 1.517 acres, more or less.

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19750212000006640 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/12/1975 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
CLERK OF THE COURT
INSTRUMENT WAS FILED
1975 FEB 12 AM 8:43
RECORDED & PAID AS SHOWN ABOVE
CORRECT BY [Signature]
JUDGE OF PROBATE

EXHIBIT "A" attached to Agreement between
B. WAYNE BAILEY and wife, GAIL S. BAILEY,
Purchaser and MARTIN & SONS, INC., Seller
dated December, 1974.