

This instrument was prepared by

(Name) Alice Faye Lucas

(Address) 213 North 20th Street, Birmingham, Alabama, 35203

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY-ONE THOUSAND AND NO/100 (21,000.00) -----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JAMES R. COMSTOCK and wife, PATRICIA S. COMSTOCK

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
TUCKER UTILITY CONTRACTORS, INC.

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

Begin at the SE corner of Section 25, Township 19 South, Range 3 West; thence run West along the South line of said Section 25 a distance of 639.70 feet for a point of beginning; thence continue said course along said South line a distance of 225.40 feet; turn right an angle of 121 deg 45' a distance of 164.0 feet; turn right an angle of 05 deg 28' 10" a distance of 206.60 feet; turn right an angle of 121 deg 45' 40" a distance of 196.5 feet; turn right an angle of 67 deg 41' 30" a distance of 49.32 feet; turn left an angle of 34 deg 40' 20" a distance of 90.0 feet to point of beginning; being in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25 Township 19 South, Range 3 West, Shelby County, Alabama.

Subject to easements and restrictions of record.

\$15,650.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
03/25/1975 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, We have hereunto set our hands(s) and seal(s), this 21st day of March, 1975.

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STATE OF ALABAMA
U.C.C. FILE NUMBER OR
RE: BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Jimmy Maples, a Notary Public in and for said County, in said State, hereby certify that JAMES R. COMSTOCK and wife, PATRICIA S. COMSTOCK whose names are signed to the foregoing conveyance, and who they 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 21st day of March, A. D., 1975

Jimmy C. Maples
Notary Public