

This instrument was prepared by

(Name) First Real Estate Corporation of Alabama

(Address) P. O. Box 371, Pelham, Alabama 35124

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ten thousand five hundred Twenty two dollars (\$10,522.00) & 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, Marvin Burnett and wife, Charlotte M. Burnett and Roy L. Martin and wife, Charlotte J. Martin

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

Frederick W. Ulbricht and wife Martha Lee Ulbricht

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

A parcel of land located in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama, more particularly described as follows; Begin at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence in an Easterly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 373.92 feet to a point on a curve to the left, said curve having a radius of 11,419.12 Feet and a central angle of 0 degrees 12 minutes 10 seconds, and being the Northerly Right of Way line of Shelby County Highway No. 22; thence 2 degrees 34 minutes 32 seconds left to chord of said curve in an Easterly direction along arc of said curve a distance of 40.41 feet to a concrete Right of Way monument; thence 33 degrees 43 minutes 48 seconds left, measured from chord of said curve, in a Northeasterly direction a distance of 113.52 feet to a concrete Right of Way monument on the West Right of way of Shelby County Highway No. 12; thence 56 degrees 36 minutes 04 seconds left in a Northerly direction along said West Right of Way line a distance of 588.66 feet to the North line of the South $\frac{1}{2}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence 87 degrees 06 minutes 23 seconds left in a Westerly direction along said North line a distance of 519.90 feet; thence 93 degrees 48 minutes 48 seconds left in a Southerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 658.27 feet to the Point of Beginning. Said parcel contains 7.68 acres.

Subject to all covenants, restrictions, conditions, limitations, rights of way and easements of record.



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Shelby Cnty Judge of Probate, AL
04/07/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA
JUDGE OF PROBATE
U.C.C. FILE NUMBER OR
REC. OR PAGE AS SHOWN ABOVE
1975 APR -7 PM 8:01
Book 291 Page 475
INSTRUMENT WAS FILED
JUL 11 1975

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 4 day of APRIL, 1975.

Marvin Burnett (Seal)

Charlotte M. Burnett (Seal)

(Seal)

Roy L. Martin (Seal)

Charlotte J. Martin (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 Marvin Burnett & wife, Charlotte M. & Roy Martin & wife, Charlotte J. 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 4 day of APRIL

Jerry Wayne Russell
Notary Public