

This instrument was prepared by

(Name) Frank K. Bynum, Attorney

(Address) 1701 City Federal Building, Birmingham, Alabama 35203

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 ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS

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

Marylin B. Warth and husband, C. R. Warth

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

Advance Foundation, a corporation

(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 situated in the SW 1/4 of the SW 1/4 of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama, and more particularly described as follows: Commence at the southwest corner of the SW 1/4 of the SW 1/4 of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama, thence run east along the south line of the SW 1/4 of the SW 1/4 of said Section 15 for a distance of 415.26 feet more or less, to a point in the centerline of Indian Crest Drive; thence at an angle to the left of 54° 45' and in a northeasterly direction along the centerline of Indian Crest Drive for a distance of 152.0 feet to the point of beginning of the property herein described; thence at an angle to the right of 7° 46' and in a northeasterly direction along said centerline for a distance of 200.85 feet; thence at an angle to the right of 3° 54' and in a northeasterly direction along said centerline for a distance of 294.0 feet; thence at an angle to the right of 4° 36' 15" and in a northeasterly direction along said centerline for a distance of 217.96 feet; thence at an angle to the left of 2° 24' in a northeasterly direction along said centerline more or less for a distance of 172.70 feet; thence at an angle to the right of 4° 23' and continue northeasterly along said centerline of Indian Crest Drive for a distance of 200.0 feet; thence 94° 46' left and in a northwesterly direction for a distance of 378.85 feet; thence 90° 00' left and in a southwesterly direction for a distance of 1083.41 feet; thence 90° 00' left and in a southeasterly direction for a distance of 379.86 to the point of beginning.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

LESS AND EXCEPT the property conveyed by Deed recorded in Book 245, Page 433, from the same grantee to the same grantor herein.



19750416000018580 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/16/1975 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 15th day of April, 1975.

(Seal)

(Seal)

(Seal)

Marylin B. Warth (Seal)

C. R. Warth (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marylin B. Warth and husband, C. R. Warth, 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 15th day of April, A. D., 1975.

Notary Public