

This instrument was prepared by

(Name) Claude E. Bankester, Attorney

(Address) 623 Frank Nelson 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:

19750701000034240 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
07/01/1975 12:00:00AM FILED/CERT

That in consideration of TEN (\$10.00) DOLLARS 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, Melton E. Dearing and wife, Nathalie A. Dearing, and Harry W. Dearing, III and wife, Mary S. Dearing, and Brown Fence Co., Inc., a corporation,

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

Jade H. Cole and Charlotte H. Tarver,

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

Begin at the point of intersection of the southerly line of the right-of-way of Southern Railway with the easterly line of the old Montevallo and Selma Public road and run thence easterly along the said line of said right-of-way to the Montevallo depot grounds, a distance of some 570 feet, more or less; thence southwardly along the line of said depot grounds to the northerly line of the Montevallo and Centerville Highway, a distance of 78 feet, more or less, thence Westerly along the said line of said highway, 495 feet, more or less, thence turn right in a northerly direction and proceed to the point of beginning, the intersection of the east right-of-way line of the old Montevallo and Selma public road with the south right-of-way line of the Southern Railway right-of-way. Said property being that property owned by James B. Higgins and operated as the Brown Fence Company lying north of and adjoining the Montevallo and Centerville Highway in Shelby County, Alabama.

NOTE: As further consideration for this conveyance, Grantees agree to release, cancel and satisfy of record, the mortgage and the indebtedness secured thereby, previously executed by the Grantors herein to Jade H. Cole, as Administratrix, with the Will Annexed, of the Estate of James B. Higgins, and Jade H. Cole, individually, and Charlotte H. Tarver, individually; said mortgage being recorded in Book 313, page 39, in the Office of the Probate Judge of Shelby County, Alabama, which said mortgage was assigned by assignment recorded in Volume 262, page 489, in the Office of the Probate Judge of Shelby County, Alabama.

This deed is given for good and valuable consideration and is not to be construed as a deed in lieu of foreclosure.

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 25th day of June, 1975.

BROWN FENCE CO., INC., A CORP.

By Melton E. Dearing (Seal)  
Its President

Mary S. Dearing (Seal)  
Mary S. Dearing

Melton E. Dearing (Seal)  
Nathalie A. Dearing (Seal)  
Harry W. Dearing III (Seal)  
Harry W. Dearing III

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

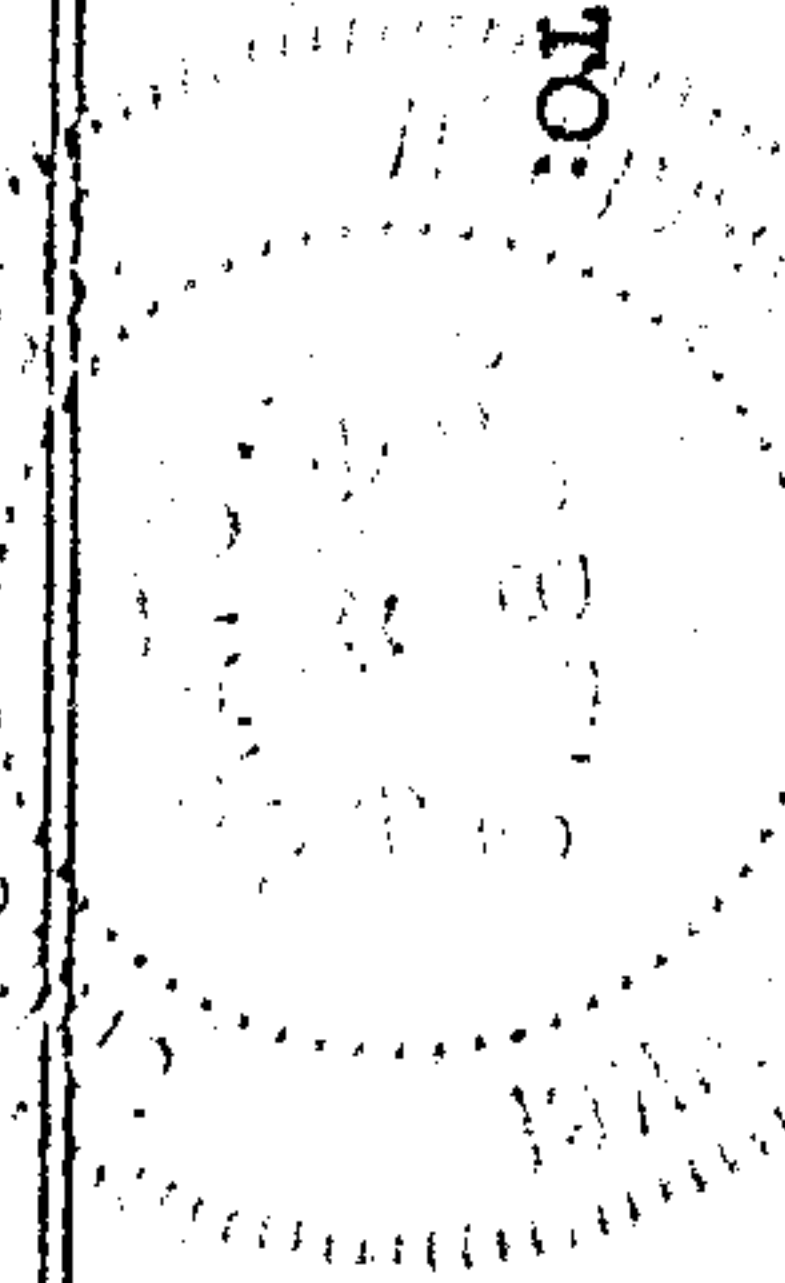
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melton E. Dearing and wife, Nathalie A. Dearing, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of June, A. D., 1975.

Tessie B. Higgins  
Notary Public.



RETURN TO:



ALTON E. DEARING, NATHALIE A.  
DEARING, HARRY W. DEARING III,  
MARY S. DEARING AND BROWN FENCE  
CO., INC., TO  
A CORP.

JADE H. COLE AND  
1340 Huntlaw Lane, Blount 35213  
CHARLOTTE H. TARVER

# WARRANTY DEED

STATE OF ALABAMA,

County.

12.40  
1.95  
13.95

Judge of Probate

LAWYERS TITLE INSURANCE  
CORPORATION  
Title Insurance  
BIRMINGHAM, ALA.

DEED TAX \$  
RECORD FEE \$  
TOTAL \$

19750701000034240 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
07/01/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HARRY W. DEARING III and wife, MARY S. DEARING, 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 25<sup>th</sup> day of June, A.D., 1975.

Tessie B. Higgins  
Notary Public

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STATE OF ALABAMA )  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melton F. Dearing whose name as President of Brown Fence Co., Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 25<sup>th</sup> day of June, A.D., 1975.

Tessie B. Higgins  
Notary Public

STATE OF ALA. SHELBY COUNTY  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1975 JUN 30 PM 2:05  
JUDGE OF PROBATE  
Cordell J. Jones  
Deed Sep 12 00  
SHELBY COUNTY  
ALABAMA