

NAME Robert S. VanceADDRESS 933 Frank Nelson Building, Birmingham, Alabama 35203

WARRANTY DEED (Without Survivorship)

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of ONE THOUSAND (\$1,000)-----DOLLARS
 and other good and valuable consideration
 to the undersigned grantor LEONARD HULTQUIST, II and wife, MARY FRANCES HULTQUIST;
 ROBERT S. VANCE, and wife, HELEN R. VANCE; and HARRY L. PHILLIPS and wife,
 SUE SMITH PHILLIPS, in hand paid by
 FIRST SHELBY NATIONAL BANK
 the receipt whereof is acknowledged the said Grantors

do grant, bargain, sell and convey unto the said FIRST SHELBY NATIONAL BANK

the following described real estate, situated in Shelby County, Alabama.

to-wit: Lot "D" in the Survey of Walker Lands in Section 13, Township
 20 South, Range 3 West, said Survey having been made by G. B.
 Pickett, recorded in Deed Book 104, page 94, in the Probate
 Office of Shelby County, Alabama, said lot being situated in
 the SW 1/4 of NW 1/4 of Section 13, in the SE 1/4 of the NE
 1/4 of Section 14, Township 20 South, Range 3 West. EXCEPTING
 the right of way of the New Birmingham-Montgomery Highway.
 EXCEPT THE FOLLOWING:

From the SW corner of the NW 1/4 of Section 13, Township 20
 South, Range 3 West; run thence East along the South line of
 said 1/4 section a distance of 126.08 feet to the point of
 beginning of the property hereby conveyed, from the point
 of beginning thus obtained, turn thence left with an angle
 of 81 degrees 53' 40" and run Northerly a distance of 275.0
 feet; thence turn right an angle of 82 degrees 24' and run
 a distance of 225.0 feet to the West line of the present U.S.
 Highway #31; thence right and along the West line of said
 Highway a distance of 275 feet to the South line of said
 NW 1/4; thence Westerly 225.0 feet to the point of beginning.
 Situated in Shelby County, Alabama.

THIS CONVEYANCE IS MADE SUBJECT ALSO TO THE FOLLOWING EXCEPTIONS:

1. Taxes due in the year 1975, which are a lien but are not due and payable until October 1.
2. Right of way to Shelby County, Alabama, recorded in Volume 76, Page 259; Volume 102, Page 517; Volume 255, Page 554, Volume 107, Page 239, in Probate Office of Shelby County, Alabama.
3. Right of way acquired through Condemnation as shown by Probate Minutes Volume 13, Page 51, and Final Record 16, Page 172, said Probate Office.
4. Subject also to that certain mortgage to T. Howard Dedman and J. Douglas Dedman recorded in Volume 320, Page 879 in the Shelby County Judge of Probate's Office and that certain mortgage to J. Allen Montgomery, Jr. and Jacqueline Jones Montgomery recorded in Volume 331, Page 123 in said Probate Office, both of which mortgages the Grantee assumes and agrees to pay.



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 Shelby Cnty Judge of Probate, AL
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FIRST SHELBY NATIONAL BANK, its.
heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said FIRST SHELBY NATIONAL BANK, its heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said FIRST SHELBY NATIONAL BANK, its heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal (S)

this 31 day of August 1975

WITNESSES

Leif Hunt
Mary Frances Hultquist
Robert S. Vance
Helen R. Vance
Harry L. Phillips
Sue Smith Phillips

State of ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, LEONARD HULTQUIST, II and wife, MARY FRANCES HULTQUIST; ROBERT S. VANCE and wife, HELEN R. VANCE; and HARRY L. PHILLIPS and wife, SUE SMITH PHILLIPS whose name (s) 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 31 day of October

Sharon R. Dearbe
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 NOV 13 PM 2:13
Bell Taylor 34.50
Conrad M. Brown
JUDGE OF PROBATE



19751113000063670 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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