



19760518000045890 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
05/18/1976 12:00:00 AM FILED/CERT

WARRANTY DEED

5203

# 6600<sup>00</sup> value

STATE OF ALABAMA     )  
                              )  
COUNTY OF SHELBY    )           KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor, Thompson Realty Co., Inc., a corporation, in hand paid by S. W. Smyer, Jr. the receipt of which is hereby acknowledged, the said grantor does by these presents, grant, bargain, sell and convey unto the said S. W. Smyer, Jr. the following described real estate, situated in Shelby County, Alabama,

A tract of land situated in Section 23, Township 18 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SE corner of Section 23; thence in a northerly direction along the east line of said section 538.13 feet to the point of beginning; thence continue in a northerly direction along the east line of said section 1,899.52 feet to the southeast right-of-way line of Dunnavant Valley Road; thence 135°54'02" left, 787.29 feet along said right-of-way to the beginning of a curve to the left; said curve having a central angle of 7°48'17" and a radius of 11,419.16 feet; thence continue in a southwesterly direction along said curve a distance of 1,555.49 feet to a point; thence 130°00'18" left from tangent to the curve 1,042.93 feet; thence 26°30'00" right 553.52 feet to the point of beginning and containing 32.45 acres, more or less.

Subject to (1) ad valorem taxes for the current year, (2) mineral and mining rights owned by persons other than the grantor and (3) right-of-way easement for Dunnavant Valley Road conveyed to Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said S. W. Smyer, Jr., his heirs and assigns forever.

And said Thompson Realty Co., Inc. does for itself, its successors and assigns, covenant with said S. W. Smyer, Jr., his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right

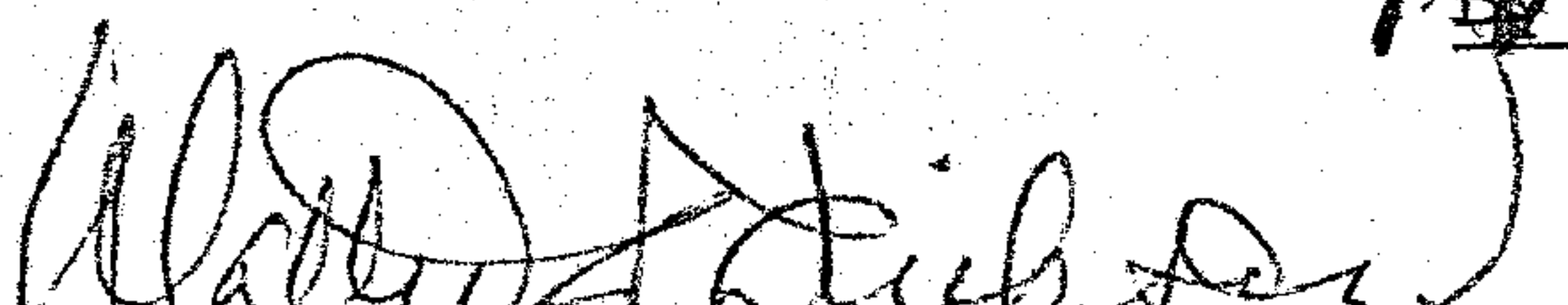
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to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said S. W. Smyer, Jr., his heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Thompson Realty Co., Inc. by its President, Hall W. Thompson, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of May, 1976.

ATTEST:

  
Walter D. Dickson, Secretary

  
Hall W. Thompson, President

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 MAY 18 AM 8:01  
Filed for 700  
Clerk of Probate  
JUDGE OF PROBATE

I, Robert B. Ryne, a Notary Public in and for said County, in said State, hereby certify that Hall W. Thompson, whose name as President of Thompson Realty 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 12th day of May, 1976.

  
Notary Public

THIS INSTRUMENT WAS PREPARED BY: JAMES WILLIAM LEWIS  
1500 BROWN MARX BUILDING, BIRMINGHAM, ALABAMA 35203



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