

5307

\$6,600

WARRANTY DEED

19760519000046290 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
05/19/1976 12:00:00AM FILED/CERT

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

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, S. W. Smyer, Jr. and wife, Astrid Smyer, (herein referred to as grantor), grant, bargain, sell and convey unto Thompson Realty Co., Inc., a corporation (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land situated in Sections 24 and 25, Township 18 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of Section 25, a pine knot corner and also the point of beginning; thence in a northerly direction along the west line of Section 24, 538.13 feet; thence 112°47'23" right, 469.62 feet; thence 67°10'00" right, 2,367.35 feet; thence 20°26'04" left, 672.03 feet; thence 109°59'01" right, 667.88 feet to the west line of Section 25; thence 90°27'03" right, 2,646.45 feet along the west line of Section 25 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.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good

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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 GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7<sup>th</sup> day of May, 1976.

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S. W. Smyer, Jr. (Seal)

Astrid Smyer (Seal)  
Astrid Smyer

STATE OF ALABAMA )  
JEFFERSON COUNTY )

General Acknowledgment

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 MAY 19 AM 9:24  
Deed Bk 700  
Came of my office  
JUDGE OF PROBATE

I, Mary O. LeMalle, a Notary Public in and for said County, in said State, hereby certify that S. W. Smyer, Jr. and wife, Astrid Smyer, 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 7<sup>th</sup> day of May A.D., 1976.

Mary O. LeMalle  
Notary Public

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