

This instrument was prepared by

(Name) HENRY V. SALEMI, ATTORNEY AT LAW,

(Address) 600 Farley Building, Birmingham, Alabama 35203

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and no/100 (\$100.00) Dollars

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

Garland E. Baucom and wife, Rebecca W. Baucom,

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

Garland E. Baucom, and wife Mary B Baucom

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

Commence at the NW corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 33, thence run South 20 deg. 04 min. east a distance of 289.33 feet to a point on the east R.O.W. line of Alabama Highway 25, and the point of beginning; thence run south 88 deg. 53 min. east a distance of 478.30 feet; thence turn an angle of 90 deg. to the right and run a distance of 15.0 feet; thence turn an angle of 53 deg. 23 min. to the left and run a distance of 218.30 feet; thence turn an angle of 39 deg. 23 min. to the left and run a distance of 541.22 feet; thence turn an angle of 88 deg. 31 min. 33 sec. to the right and run a distance of 212.85 feet; thence turn an angle of 86 deg. 26 min. 35 sec. to the right and run a distance of 1247.02 feet to the east R.O.W. line of Highway 25; thence turn an angle of 100 deg. 43 min. 52 sec. to the right and run along said R.O.W. line a distance of 501.23 feet to the point of beginning; situated in the N $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 33, Township 19 South, Range 2 East.

Grantee does hereby agree to assume and pay that certain mortgage from said Grantees to Citizens Federal Savings & Loan Association of Birmingham dated May 30th, 1973 on the property hereinabove described.

19760528000049880 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/28/1976 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 24th day of March, 1976.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 MAY 28 PM 3:36

Deed Fed. 50

Garland E. Baucom

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

GARLAND E. BAUCOM

REBECCA W. BAUCOM

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, D. FAYE NIX, a Notary Public in and for said County, in said State, hereby certify that Garland E. Baucom and Rebecca W. Baucom, 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 24th day of March, A. D., 1976.

Notary Public