

NAME		ROSEN, WRIGHT, HARWOOD & ALDRIGHT, P.A.	
ADDRESS		Tuscaloosa, AL 35401	
SOURCE OF TITLE		Mortgage Foreclosure Deed	
BOOK	294	PAGE	442
BOOK		PAGE	
Subdivision	Lot	Plat Bk	Page
QQ	Q	S	T

6791

State of Alabama
SHELBY

County

CORPORATION WARRANTY DEED

Know All Men By These Presents.

That for and in consideration of

-----Forty Thousand and No/100 (\$40,000.00) Dollars -----

mlg 356-205

to the undersigned grantor, First Alabama Bank of Tuscaloosa, N.A.,
a corporation, in hand paid by Charles Leonard Stafford and David Lauffer Arnold,
the receipt whereof is acknowledged, the said First Alabama Bank of Tuscaloosa, N.A.,

does by these presents, grant, bargain, sell, and convey unto the said

Charles Leonard Stafford and David Lauffer Arnold

(herein referred to as Grantees), the following described real estate, situated in
Shelby County, Alabama, to-wit:

All that tract or parcel of land being in Section 4, Township 22 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: BEGINNING at the NE corner of SW 1/4 of SE 1/4, Section 4, Township 22 South, Range 2 West, run thence S-0° 48' 37"-W 260 feet to a point on the state fence; thence NW along state fence 130 feet to a point; thence N-20° 23' 02"-W 348.94 feet to a concrete r.o.w. monument on U.S. 31; thence N-4° 33' 04"-E 135.34 feet to a concrete r.o.w. marker; thence N-9°-E 284.30 feet to a point; thence S-64° 56' 47"-E 1127.64 feet to a point; thence N-12° 34' 37"-E 51.21 feet to a point; thence N-82° 26' 37"-E 320 feet to a point; thence S-68° 53' 23"-E 119.34 feet to a point; thence S-0° 48' 37"-W 160.34 feet to a point; thence S-38° 48' 21"-W 387.66 feet to a point on a paved road; thence NW along road approximately 925 feet to a point; thence N-89° 25' 24"-W 295.51 feet to the point of beginning.

This deed is made subject to the r.o.w. easement previously granted for a road. Said easement contains 0.53 acres.

The warranties herein do not cover or extend to that portion hereof containing 0.577 acres, more or less, lying in the Southwest One-Fourth of the Southeast One-Fourth of Section 4, Township 22 South, Range 2 West.

19760713000064630 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/13/1976 12:00:00 AM FILED/CERT

BOOK 299 PAGE 771

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUL 13 PM 3:47
Deed Book 950
Conrad M. Brantley
JUDGE OF PROBATE

19760713000064630 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/13/1976 12:00:00 AM FILED/CERT

BOOK 299 PAGE 712

Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest dower and the right of dower, property possession, claim and demand whatsoever, as well in law as in equity, of the said grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.
TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the Grantee(s), their heirs or assigns forever. And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) their heirs and assigns, that it 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 to sell and convey the same aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee(s) their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said First Alabama Bank of Tuscaloosa, N.A., has hereunto set its signature by Edward L. King, Jr. its Vice President who is duly authorized on this the 13th day of July, 1976.

ATTEST:

FIRST ALABAMA BANK OF TUSCALOOSA, N.A.

Its [Signature]

By Edward L. King, Jr.
Its Vice President

STATE OF ALABAMA }
TUSCALOOSA COUNTY }

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Edward L. King, Jr. whose name as Vice President of First Alabama Bank of Tuscaloosa, N.A., 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 13th day of July, 1976.

Lois W. Parker

My commission expires: 5/24/80

Notary Public.