

This instrument prepared by

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

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

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fourteen Thousand Nine Hundred and No/100-----Dollars

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

DONALD L. BATES and wife, PEGGY P. BATES

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

MARTIN & SONS, INC.

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

Part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 19, Range 2 West, more particularly described as follows: Begin at the Northeast corner of said Lot 2, Block 3, Cherokee Forest, First Sector, as recorded in Map Book 5, Page 17; thence in an Easterly direction along the projection of the Northerly line of said Lot 2, Block 3, a distance of 200 feet; thence 90 degrees right in a Southerly direction a distance of 210 feet; thence 90 degrees right in a Westerly direction a distance of 200 feet; thence 90 degrees right in a Northerly direction a distance of 210 feet to the point of beginning.

This conveyance is subject to the following:

1. Taxes due in the year 1977, a lien but not due and payable until October 1, 1977.
2. Restrictions recorded in Volume 243, Page 26 and Volume 263, Page 172 in the Probate Office of Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
07/21/1977 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 14 day of July, 1977.

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

1977 JUL 21 AM 8:44

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Rec. 1.50
Ind. 1.00

STATE OF ALABAMA
JEFFERSON COUNTY

Recd. 15.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald L. Bates and wife, Peggy P. Bates 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 14 day of July

Robert O. Driggers
Notary Public

My Commission Expires May 3, 1978