

This instrument prepared by

(Name) Harrison & Conwill

(Address) Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P. O. BOX 10481 • PHCNE 12051-378-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and no/100 Dollars and other good and valuable consideration.

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

Ralph Sears and wife, Marcia Sears

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

Shelby Mart, Ltd.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Part of the SW $\frac{1}{4}$  of NE $\frac{1}{4}$  and part of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, said parts being more particularly described as follows: From the northwest corner of said SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , run east along the north line thereof for 881.83 feet, more or less to a point on the west line of the right-of-way of U.S. Highway 31; thence turn an angle to the right of 115 deg, 53 min and run south-westerly along said west right-of-way line for a distance of 288.99 feet to a point of beginning; thence continue southwesterly along said west right-of-way line for a distance of 655.94 feet; thence turn an angle to the right of 65 deg. 01 min and run westerly for a distance of 484.66 feet to the center of the old Montgomery Highway; thence turn an angle to the right of 111 deg 06 min and run northeasterly along the center of the old highway for a distance of 403.28 feet; thence turn an angle to the right of 12 deg, 09 min and run northeasterly along the center of the old highway for a distance of 251.86 feet; thence turn an angle to the right of 55 deg 51 min and run easterly for a distance of 478.42 feet to the point of beginning.

\$185,000.00 of the purchase price of the property described herein was disbursed from a mortgage loan closed simultaneously herewith

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of June, 1977

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

1977 JUL 26 AM 8:32

Thomas A. Brantley, Jr.  
JUDGE OF PROBATE

Rec. 1.50  
Ind. 1.00

Adm. 7.00  
9.50

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned in said State, hereby certify that Ralph Sears and wife, Marcia Sears

a Notary Public in and for said County,

whose name(s) 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of June, A.D. 1977

Corinne P. Parr  
Notary Public

My commission expires 2-25-79