

(Name) Samuel Tenenbaum, Attorney

(Address) 933 Bank for Savings Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

1270

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-five Thousand and no/100 (\$25,000.00) 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, ~~XX~~we,

John C. Adams and wife, Ellen D. Adams

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

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

A parcel of land situated in the Northwest 1/4 of the Southeast 1/4 of Section 6, Township 19 South, Range 1 West, Shelby County, Alabama more particularly described as follows:

Commence at the Northwest corner of said 1/4-1/4 section for a point of beginning; run thence in an easterly direction along the north line thereof for a distance of 397 feet; thence turn an angle to the right of 30 degrees 21 minutes 54 seconds and run in a southeasterly direction for a distance of 102.56 feet; thence turn an angle to the right of 89 degrees 44 minutes and run southwesterly for a distance of 180 feet; thence turn an angle to the left of 89 degrees 44 minutes and run in a southeasterly direction for a distance of 484 feet, more or less, to the northwesterly right of way of the Cahaba Valley Road; thence turn an angle of 89 degrees 44 minutes to the right and run in a southwesterly direction along the northwesterly right of way of Cahaba Valley Road for a distance of 711.23 feet; thence turn an angle to the right of 60 degrees and run in a westerly direction a distance of 460.50 feet to a point on the west line of the aforesaid 1/4-1/4 section which point is 1070.07 feet south of the northwest corner of said 1/4-1/4 section; thence turn an angle to the right of 90 degrees 21 minutes and run in a northerly direction for a distance of 1070.07 feet, more or less, to the point of beginning.

\$78,928.62 of the purchase price is being paid by a purchase money mortgage, executed simultaneously herewith.



19770906000092620 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
09/06/1977 12:00:00AM FILED/CERT

Continued on reverse side - -

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 1st day of September, 1977.

(Seal)

(Seal)

(Seal)

John C. Adams

John C. Adams

Ellen D. Adams

Ellen D. Adams

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Adams and wife, Ellen D. Adams 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 1st day of September, A. D., 1977.

LEADER, TENENBAUM, PERRINE & RANDOLPH

ATTORNEYS AND COUNSELLORS AT LAW

933 BANK FOR SAVINGS BUILDING

BIRMINGHAM, ALABAMA 35203

Quale Rayfield

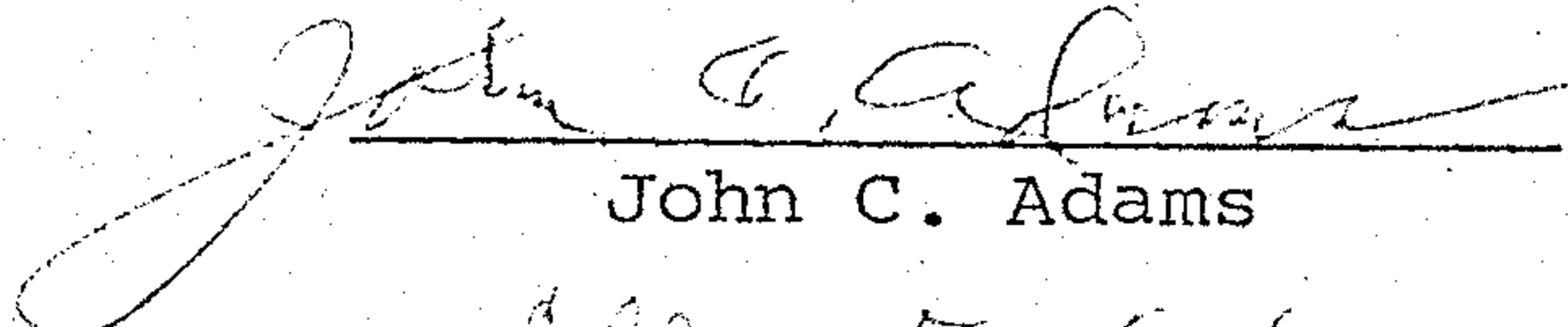
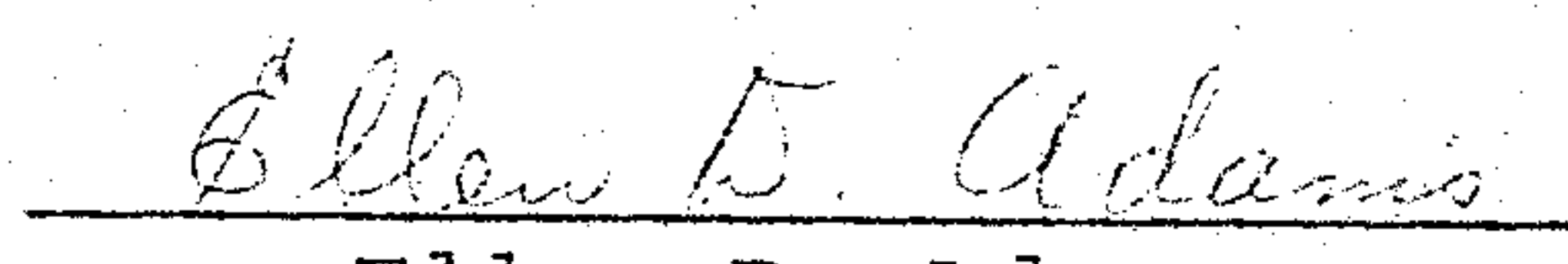
Notary Public.

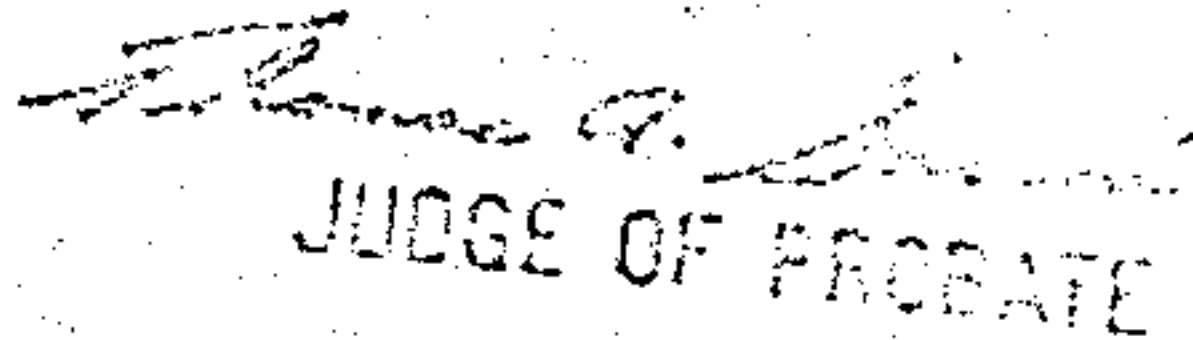



This property is conveyed subject to the following:

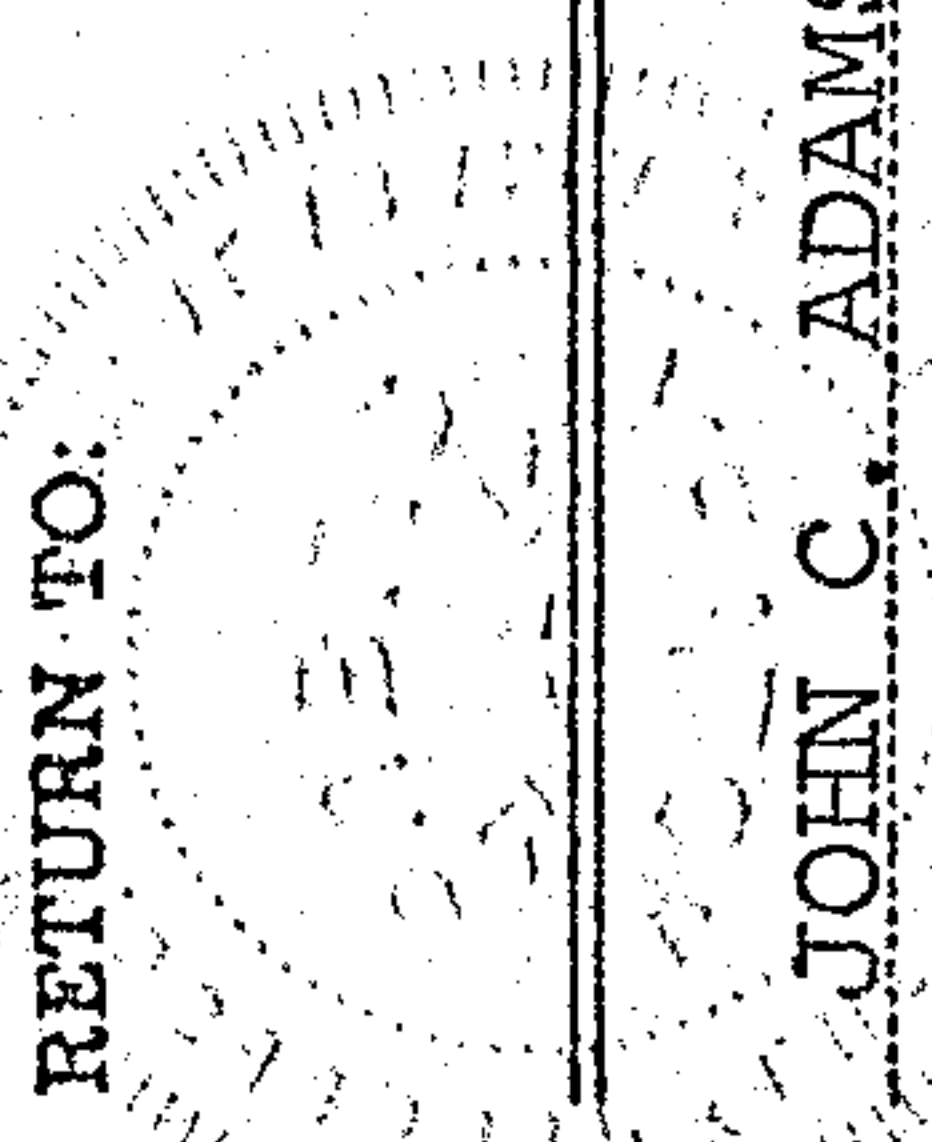
1. Ad valorem taxes due and payable October 1, 1977.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Volume 8, Page 134.
3. Right of way to Alabama Power Company by instrument(s) recorded in Deed Volume 124, Page 516 and Deed Volume 124, Page 567.
4. Right of way and rights in connection therewith as granted to Shelby County, Alabama, for roadway as set forth in instrument recorded in Deed Book 135, Page 53.
5. Such a state of facts as an accurate survey and inspection of the property may disclose; and easements and other uses of subject property not visible from the surface.

BOOK 307 PAGE 575

 (SEAL)  
John C. Adams  
 (SEAL)  
Ellen D. Adams

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1977 SEP -6 AM 8:57  
 JUDGE OF PROBATE  
Deed 25.00  
Rec. 3.00  
Index 1.00  
29.00

  
19770906000092620 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
09/06/1977 12:00:00AM FILED/CERT

RETURN TO:  
  
BIRMINGHAM, Ala. 35203

TO  
JOHN C. ADAMS and wife,  
ELLEN D. ADAMS

L. A. BRITT

WARRANTY DEED

STATE OF ALABAMA,  
County.

Judge of Probate  
LAWYERS TITLE INSURANCE CORPORATION  
Title Insurance  
BIRMINGHAM, ALA.

DEED TAX \$  
RECORD FEE \$  
TOTAL \$