

THIS INSTRUMENT WAS PREPARED BY:
Jackson M. Payne, Esquire
Leitman, Siegal & Payne, P.A.
1015 First Alabama Bank Building
Birmingham, Alabama 35203

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, JOE B. CANNON and wife, MARGARET CANNON, and JOHN C. CANNON and wife, DEBRA H. CANNON (herein referred to as Grantors) grant, bargain, sell and convey unto LEONARD HULTQUIST, II, (herein referred to as Grantee) the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land containing 4.64 acres, lying in the S.W. 1/4 of the N.E. 1/4 of Sec. 6, Tp. 19 S., R. 1 W., Shelby County, Alabama, described more particularly as follows: Commence at the Southwest corner of the S.W. 1/4 of the N.E. 1/4 of said Sec. 6, thence run N. 00°25' E. along the west boundary of said 1/4-1/4 a distance of 968.73 feet, thence run S. 56°34' E. a distance of 489.00 feet to the point of beginning; thence, continue last course a distance of 922.78 feet to a point on the Northwesternly right-of-way of Alabama Highway #119, thence run N. 30°05' E. along said right-of-way a distance of 148.54 feet, thence run N. 47°37' W. a distance of 925.44 feet, thence run S. 33°26' W. a distance of 292.21 feet to the point of beginning.

This conveyance is subject to:

- (1) Current ad valorem taxes; and
- (2) Easements and restrictions of record.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the

same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8th day of September, 1977.

Joe B. Cannon
JOE B. CANNON

Margaret Cannon
MARGARET CANNON

John C. Cannon
JOHN C. CANNON

Debra H. Cannon
DEBRA H. CANNON

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STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that JOE B. CANNON and wife, MARGARET CANNON, 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.

Antwan J. Craig
Notary Public

My Commission expires: Aug 5, 1982



19770913000096140 2/3 \$.00
Shelby Cnty Judge of Probate, AL
09/13/1977 12:00:00AM FILED/CERT

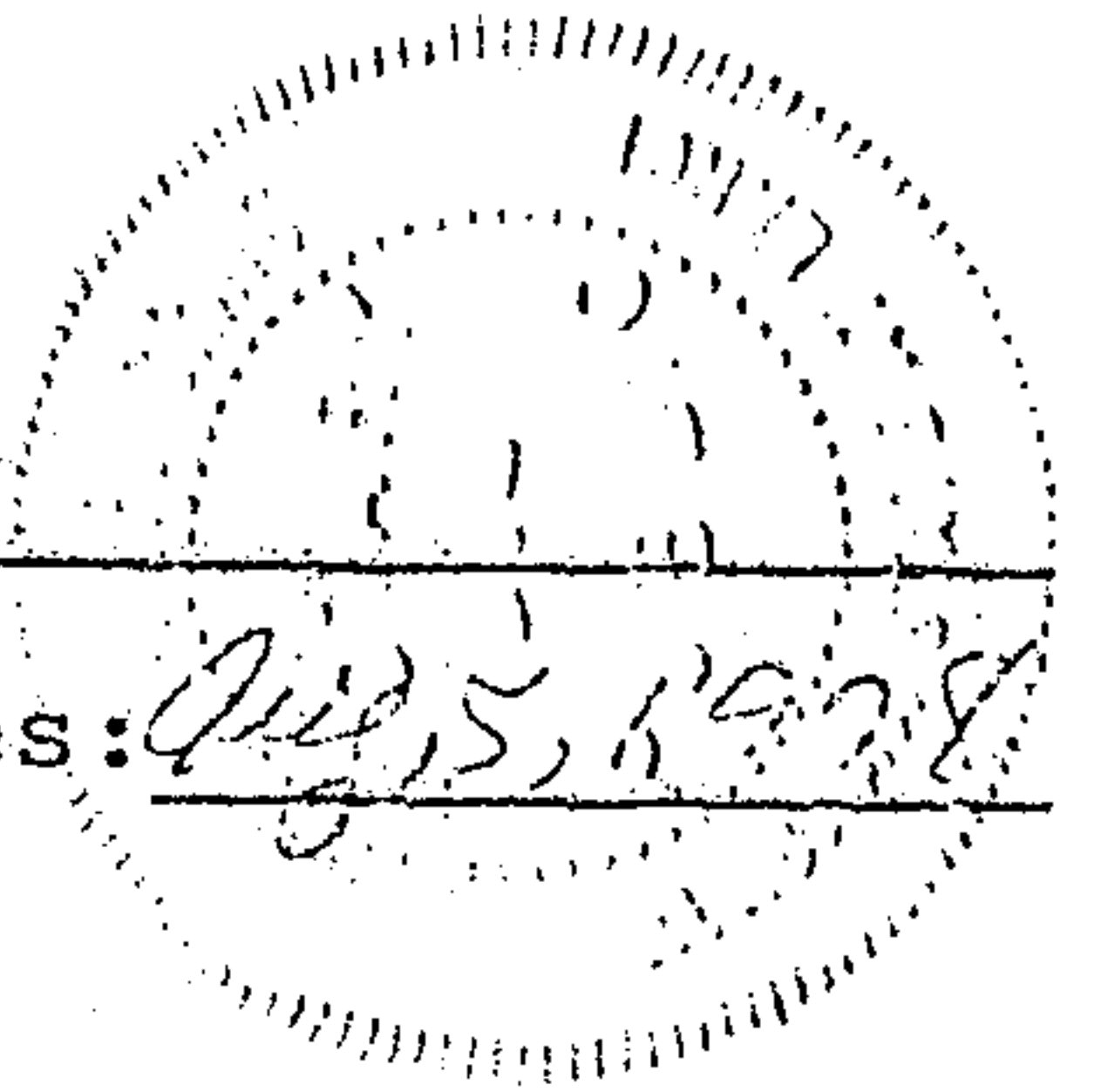
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that JOHN C. CANNON and wife, DEBRA H. CANNON, 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.

Michael J. Craig
Notary Public

My Commission expires: *Aug 5, 1978*



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
Del for \$28.00
1977 SEP 13 PM 12:12

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Rev. 5.50
Ind. 1.00
\$ 34.50



19770913000096140 3/3 \$.00
Shelby Cnty Judge of Probate, AL
09/13/1977 12:00:00AM FILED/CERT