

This instrument prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

3059

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Two Thousand and No/100 (\$62,000.00) -----Dollars

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

M. F. Knighten and wife, Nadine Knighten

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

Joe L. Tidmore and Charles O. Tidmore

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

From the Southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 36, Township 18 South, Range 2 West, run West along the South boundary of said quarter-quarter a distance of 1131.60 feet to the intersection of the north right of way line of U. S. Highway 280; thence right along said right of way line a distance of 300.00 feet, which is the true point of beginning; thence continue along said right of way line a distance of 215.00 feet, measured along the chord to a curve of 5639.58 feet radius; thence right 104 deg. 53 min. a distance of 215.00 feet; thence right 75 deg. 07 min. a distance of 215.00 feet; thence right 104 deg. 53 min. a distance of 215.00 feet to the point of beginning, according to survey of Evander E. Peavy, Registered Land Surveyor, dated February 22, 1976.

Subject to easements and rights of way of record.

Subject to purchase money mortgage in the amount of \$45,300.00.



19771011000108290 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/11/1977 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 11th day of October, 1977

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

1977 OCT 11 PM 2:31

JUDGE OF PROBATE

deed tax 17.00
Rec. 150
1950

M F Knighten

Nadine Knighten

See noty 370-307

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that M. F. Knighten and wife, Nadine Knighten 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 11th day of October, A. D., 1977

Notary Public.

W. & N. J.