

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19771219000136110 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/19/1977 12:00:00AM FILED/CERT

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six thousand five 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,

Paul L. Yeager and wife, Willie B. Yeager

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

B & M Realty, Inc.

(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 located in the Southwest $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said Section, thence in an Easterly direction, along the South line of said Section, a distance of 969.65 feet to the Northeasterly right-of-way of U. S. Highway 31, thence 102 deg. 06 min. 33 seconds left, in a Northwesterly direction, along said right-of-way, a distance of 127.98 feet, thence 0 deg. 00 min. 32 sec. right, in a Northwesterly direction, along said right-of-way, a distance of 300.14 feet to the point of beginning, thence 0 deg. 00 min. 10 sec left, in a Northwesterly direction, along said right-of-way, a distance of 153.33 feet, thence 101 deg. 57 min. 25 sec. right, in an Easterly direction, a distance of 355.0 feet, thence 64 deg. 21 min. 56 sec. left, in a Northeasterly direction, a distance of 442.11 feet, thence 90 deg. right, in a Southeasterly direction, a distance of 330.42 feet to the center line of a paved road, thence 97 deg. 03 min. 18 sec. right, in a Southwesterly direction, a distance of 127.39 feet, thence 5 deg. 33 min. left, in a Southwesterly direction, a distance of 91.03 feet, thence 7 deg. 57 min. 54 seconds left, in a Southwesterly direction, a distance of 84.18 feet, thence 6 deg. 17 min. 36 sec. right, in a Southwesterly direction, a distance of 379.44 feet, thence 10 deg. 37 min. 36 sec. left in a Southwesterly direction, a distance of 94.38 feet, thence 154 deg. 38 min. 48 sec. right, in a Northwesterly direction, a distance of 300.92 feet, thence 79 deg. 29 min. 16 sec. left, in a Westerly direction, a distance of 432.19 feet to the point of beginning.

Said parcel contains 5.5 acres.

Sellers retain a vendor's lien to secure the balance of the purchase price due and outstanding for said above conveyed property which said vendor's lien is in the amount of One hundred twenty three thousand five hundred and no/100 (\$123,500.00) Dollars payable in semi-annual installment of \$6,500.00 beginning six months from the date of this instrument.

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 16
day of December, 19 77.

(Seal)

(Seal) Paul L. Yeager

(Seal)

(Seal) Willie B. Yeager

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, Paul L. Yeager and wife, Willie B. Yeager, a Notary Public in and for said County, in said State, hereby certify that Paul L. Yeager and wife, Willie B. Yeager 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 16 day of December, A. D., 1977

Public.