

This instrument was prepared by

(Name) Robert R. Armstrong, Jr.

(Address) P. O. Box 1007, Alabaster, Alabama 35007

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 Searcy W. Battles' interest in Ken's Auto Parts and Searcy W. Battles' assumption of the within described mortgage.

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

Kenneth R. Oswalt and wife Josephine Oswalt

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

Searcy W. Battles

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

A part of the SW 1/4 of SW 1/4, Section 24, Township 20, Range 3 West, more particularly described as follows: Commencing at the SW corner of said Section 24, Township 20 Range 3 West and run thence North 88° East 841.5 feet to an iron stob on the West right of way line of the old Birmingham - Montgomery Highway; thence along said highway right of way, North 18° 30' West 148.5 feet to the point of beginning of the lot herein described and conveyed; thence continue along said right of way North 18° 30' West 114 feet to the Tom and Gladie Melton lot; thence South 77° 15' West 214.7 feet to the old Birmingham - Montgomery dirt road; thence along said old road South 11° East 114 feet; thence North 77° 15' East 214 feet, more or less to the point of beginning.
EXCEPT HIGHWAY right of way of new four land Birmingham - Montgomery Highway;
EXCEPTING, also Mineral and Mining rights.

Grantee named herein assumes and agrees to pay that certain mortgage dated March 29, 1974, executed by Calvin C. Compton to Colonial Financial Service, in the principal amount of \$36,000.00 filed for record April 9, 1974, and recorded in Volume 338, page 359, in the Probate Office of Shelby County, Alabama.

Subject to:
Taxes due for the current year.
Right of Way for new four land Birmingham - Montgomery Highway.
Mineral and mining rights and rights incident thereto.



19780602000069080 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/02/1978 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 12th day of May, 1976.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

1978 JUN -2

Deed tax - .50

Rec - .50

1.00

3.00

JUDGE OF PROBATE

Kenneth R. Oswalt

Kenneth R. Oswalt

(Seal)

Josephine Oswalt

Josephine Oswalt

(Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, John N. Ferree, Jr., a Notary Public in and for said County, in said State, hereby certify that Kenneth R. Oswalt and wife Josephine Oswalt 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 12th day of May, A. D., 1976.

MORTON & EVANS

ATTORNEYS AT LAW

626 WOODWARD BUILDING

John N. Ferree, Jr.

Notary Public. My commission expires 12/16/76