

This instrument was prepared by
(Name) S. W. Smyer, Jr.

(Address) 2118 First Ave., North, Birmingham, AL

Form 3-1-27 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 the conveyance of property by the Grantee herein

to the undersigned grantor (whether one or more), ~~XXXXXX~~ the receipt whereof is acknowledged, I

~~XXXXX~~ Dorothy H. Chapman, an unmarried woman

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

Birmingham Realty Company

(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 West half of East half of SW $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West, more particularly described as follows: Begin at the Northwest corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 30, and run East along North line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 310.97 feet to point of beginning of tract herein described; thence continue East along said North line a distance of 353.0 feet to the East line of the West half of NE $\frac{1}{4}$ of SW $\frac{1}{4}$; thence turn an angle of 87 degrees 41 minutes to the right and run South along said East line of West half of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 30, a distance of 1507.6 feet to the Northwest right of way line of the Valleydale Highway; thence turn an angle of 57 degrees 37 minutes to the right and run Southwesterly along North right of way of said Highway a distance of 419.15 feet; thence turn an angle to right of 122 degrees 26 minutes and run North a distance of 1746.45 feet to point of beginning. Situated in Shelby County, Alabama. Mineral and mining rights excepted. Subject to Right of way in favor of Alabama Power Company recorded in Deed Book 101, page 523; Book 139, page 157, Book 167, page 104; Book 219, page 581; and Right of way in favor of Shelby County, Alabama recorded in Book 177, page 29.

Dorothy H. Chapman, grantor herein is the surviving grantee in that certain deed recorded in Deed Book 217, page 590, the other grantee therein, Earnest L. Chapman having died on or about the 30th day of January, 1964.

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Shelby Cnty Judge of Probate, AL
08/01/1978 12:00:00AM FILED/CERT

its successors and

TO HAVE AND TO HOLD to the said grantee, ~~his, her or their heirs and assigns~~ forever.

And ~~I~~ do for myself ~~(myself)~~ and for my ~~heirs~~ heirs, executors, and administrators covenant with the said GRANTEES, ~~its successors~~ and assigns, that I am ~~lawfully~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I ~~have~~ have a good right to sell and convey the same as aforesaid; that I ~~will~~ will and my ~~heirs~~ heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, ~~its successors~~ and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 31st day of July, 1978.

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

(Seal) 1978 AUG -1 AM 8:43

(Seal) Dorothy H. Chapman

(Seal)

JUDGE OF PROBATE

(Seal)

Deed 300.00

Rec. 1.50

Index 1.00

General Acknowledgment

302.50

STATE OF ALABAMA
JEFFERSON

COUNTY

I, Frank D. Smith, a Notary Public in and for said County, in said State, hereby certify that Dorothy H. Chapman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July, A. D., 1978.

Birmingham Realty Company
2118 First Avenue, North

Frank D. Smith
Notary Public.