Telephone 205-663-113

This instrument was prepared by Return to:

(Name) Daniel M. Spitler, Attorney at Law

(Address) 1970 Chandalar South Office Park
Pelham, Alabama 35124

Corporation Form Warranty Deed

1055

This Form furnished by:

Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124
[redacted]
Representing St. Paul Title Insurance Corporation

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of FORTY FIVE THOUSAND AND NO/100---------- DOLLARS,

to the undersigned grantor, W. M. HUMPHRIES ENTERPRISES, INC. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto J. W. PALMER

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY

COUNTY, ALABAMA TO-WIT:

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SEE EXHIBIT "A" FOR LEGAL DESCRIPTION ATTACHED HERETO.

19790426000051040 1/2 $.00
Shelby Cnty Judge of Probate,AL
04/26/1979 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Vice President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 25th day of April, 19 79.

ATTEST:

W. M. HUMPHRIES ENTERPRISES, INC.

_____
Secretary

By [signature]
ITS Vice President

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned a Notary Public in and for said County, in said State,

hereby certify that Dalton H. Baggett

whose name as Vice President of W. M. Humphries Enterprises, Inc. , a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 25th day of April, 19 79.

[signature]
Notary Public

Daniel M. Lex
Form ALA-32 (Rev. 12-74)

EXHIBIT "A"

Commence at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 2, Township 24 North, Range 12 East and proceed South 8 degrees 57 minutes west a distance of 1350.0 feet; thence north 1 degrees 45 minutes east a distance of 341.33 feet; thence south 89 degrees 57 minutes west 248.18 feet; thence north 4 degrees 03 minutes West 139.1 feet; thence North 33 degrees 00 minutes West 449.5 feet; thence north 72 degrees 03 minutes West 371.3 feet; thence north 3 degrees 33 minutes west 501.6 feet to the point of beginning of the land herein conveyed; thence north 84 degrees 07 minutes east 336.8 feet; thence South 4 degrees 20 minutes West 127.0 feet; thence north 89 degrees 47 minutes east 136.7 feet; thence north 7 degrees 51 minutes west 160.7 feet; thence North 25 degrees 29 minutes East 186.6 feet; thence north 56 degrees 18 minutes east 227.1 feet; thence north 33 degrees 25 minutes east 183.4 feet; thence north 9 degrees 50 minutes West 111.9 feet; thence north 11 degrees 06 minutes west 172.01 feet to the south right-of-way line of Alabama Highway 25; thence along the south line of said Highway right-Of-Way north 86 degrees 56 minutes West 230.0 feet; thence north 85 degrees 48minutes west 592.0 feet and north 71 degrees 43 minutes west 517.0 feet; thence run South 43 degrees 00 minutes East 267.0 feet; thence South 52 degrees 48minutes east 277.8 feet; thence south 33 degrees 03 minutes east 210.0 feet; thence south 3 degrees 33 minutes east 475.6 feet to the point of beginning.

LESS AND EXCEPT that portion sold to the City of Montevallo Water Works and subject to easement for water line, the same being described as follows:

Commence at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 2, Township 24 North, Range 12 East and run South 88 degrees 00 minutes west along the South line of said forty a distance of 461.21 feet; thence south 18 degrees 47 minutes east a distance of 20.65 feet to the point of beginning, being the South-east corner of the lot herein conveyed; thence North 87 degrees 30 minutes West a distance of 100.00 feet; thence north 2 degrees 30 minutes east a distance of 100.00 feet; thence South 87 degrees 30 minutes east a distance of 100 feet; thence south 2 degrees 30 minutes west a distance of 100.0 feet to the point of beginning; Located in the southwest Quarter of Northwest Quarter and Northwest Quarter of Southwest Quarter Section 2, Township 24 North, Range 12 East, Shelby County, Alabama.

Said easement is described as being an easement 10 feet wide, 5 feet on each side of a center line described as beginning at the Northeast corner of the lot above described and run North 7 degrees 00 minutes east a distance of 126.69 feet to the south right-of way of Highway No. 25; and also an extension of the above described easement beginning at a point 5 feet east of the Northeast corner of the said above described water tank lot and extending south 7 degrees 00 minutes to an intersection with the east side of said lot; thence north 2 degrees 00 minutes east to the Northeast corner of said Lot; thence east 5 feet to the point of beginning.

ALL SITUATED IN SHELBY COUNTY, ALABAMA.

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19790426000051040 2/2 $.00
Shelby Cnty Judge of Probate,AL
04/26/1979 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
FILED
79 APR 26 AM 8 32
Thomas A. Chambless, Jr.
JUDGE OF PROBATE

deed 45.00
rec. 3.00
ind 1.00
49.00

Daniel Spitler