24

Return to: Cecelia LoPresti, Commercial Loan Servicing-Central Bank of Birmingham

THIS INSTRUMENT WAS PREPARED BY:
H. Hampton Boles
Balch, Bingham, Baker, Hawthorne, Williams & Ward
600 North 18th Street
Birmingham, Alabama 35203

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

19790501000053140 1/3 $.00
Shelby Cnty Judge of Probate, AL
05/01/1979 12:00:00AM FILED/CERT

BOOK 319 PAGE 301

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thousand and no/100 Dollars ($100,000.00) to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, Douglas H. Ballard and wife, Betty R. Ballard; Grady King and wife, Alta King; Lloyd A. Rafalsky and wife, Marjorie D. Rafalsky; Charles A. Speir and wife, Lee S. Speir; B. H. Wells and wife, Mary S. Wells; and Paul Yeager and wife, Willie B. Yeager (herein referred to as "GRANTOR"), grant, bargain, sell and convey unto Dewberry Real Estate Company, Inc, a corporation (herein referred to as "GRANTEE"), the following described real estate, situated in Shelby County, Alabama, to-wit:

> Begin at the SW corner of the NW 1/4 of the SE 1/4 of Section 36, Township 18, Range 2 West, thence run in a Northeast direction for a distance of 696.0 feet to the point of beginning. Turn an angle to the right of 90° 00' and run a distance of 113.0 feet to the right of way of Dewberry Drive; thence continue in a Northeast direction along the Northwest side of Dewberry Drive for a distance of 435.50 feet to the right of way of U. S. Highway No. 280; thence run in a Westerly direction along the South right of way line of Highway No. 280 for a distance of 28.60 feet; thence turn an angle to the left of 7° 07' 30" and continue along the right of way for a distance of 323.10 feet; thence turn an angle to the left of 90° 00' and run a distance of 325.0 feet to the point of beginning.

Subject to:

(1) Ad valorem taxes due and payable October 1, 1979.

(2) Easement to South Central Bell Telephone Company recorded in Volume 258, page 470, in the Probate Office of Shelby County, Alabama.

(3) Easement agreement between Dewberry Real Estate Company, Inc., to James L. Brownlee, III, and Gordon Morrow dated September 26, 1969, and filed October 3, 1969, and recorded in Volume 259, page 654, in the Probate Office of Shelby County, Alabama.

(4) Easement to Alabama Power Company recorded in Volume 109, page 59 in the Probate Office of Shelby County, Alabama.

(5) All minerals of every kind and character including but not limited to oil, gas, sand and gravel in, on and under subject property.

TO HAVE AND TO HOLD to the said GRANTEE, its successors or assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17TH day of April, 1979.

Douglas H. Ballard — Betty R. Ballard

Grady King — Alta King

Lloyd A. Rafalsky — Marjorie D. Rafalsky

Charles A. Speir — Lee S. Speir

B. H. Wells — Mary S. Wells

Paul Yeager — Willie B. Yeager

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19790501000053140 2/3 $.00
Shelby Cnty Judge of Probate, AL
05/01/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA)

COUNTY)

I, Mary Hare, a Notary Public in and for said County in said State, hereby certify that Douglas H. Ballard and wife, Betty R. Ballard, Grady King and wife, Alta King, Lloyd A. Rafalsky and wife, Marjorie D. Rafalsky, Charles A. Speir and wife, Lee S. Speir, B. H. Wells and wife, Mary S. Wells, and Paul Yeager and wife, Willie B. Yeager, whose names are signed to the foregoing conveyance, and who are known to me, ackknowledged 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 17th day of April, 1979.

Mary Hare
Notary Public

My commission expires: 02-03-82

BOOK 319 PAGE 303

MARY F. HARE
NOTARY
PUBLIC

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
FILED

79 MAY -1 AM 9:04

Rec mtg. 391-88

JUDGE OF PROBATE

Rec. 9.50
Ind. 1.00
10.50

NO TAX COLLECTED

19790501000053140 3/3 $.00
Shelby Cnty Judge of Probate,AL
05/01/1979 12:00:00AM FILED/CERT