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Robert O. Driggers, Attorney

(Address) 1736 Oxmoor Road, Homewood, Alabama 35209

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Nine Thousand Two Hundred Fifty 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, VERA J. ANDERSON and husband, M. C. ANDERSON

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

VALLEYDALE VILLAGE, INC.

19790717000089980 1/2 $.00
Shelby Cnty Judge of Probate, AL
07/17/1979 12:00:00AM FILED/CERT

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

All that parcel of real property described in Exhibit "A" attached hereto and by reference incorporated herein as an integral part hereof.

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This conveyance is subject to the following:

1. Taxes for 1979, a lien but not due and payable until October 1, 1979.
2. Right of way to Alabama Power Company as recorded in Volume 179, Page 332, and Volume 179, Page 581, in said Probate Office.
3. Right of way to Shelby County, Alabama, as recorded in Volume 177, Page 91, and Volume 177, Page 92, and Volume 177, Page 45 in said Probate Office.
4. Mineral and mining rights and rights incident thereto as recorded in Volume 232, Page 832, in said Probate Office.

$164,250.00 of the consideration recited above was paid by execution of a purchase money mortgage.

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 13 day of July, 19 79.

(Seal) Vera J. Anderson (Seal)
VERA J. ANDERSON

(Seal) (Seal)
M. C. ANDERSON

(Seal) M. C. Anderson (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vera J. Anderson and husband, M. C. Anderson whose name s 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 13 day of July A. D., 19 79.

Robert O. Driggers
Notary Public

Robert O. Driggers
Attorney At Law
P. O. Box 58023
Homewood, Ala. 35209

Number

9573

The land referred to in this Commitment is described as follows:

Part of the NW¼ of the NW¼ and the SW¼ of the NW¼ of Section 15, Township 19 South, Range 2 West, being more particularly described as follows:

Commence at the N. E. Corner of the SW¼ of the NW¼ of Section 15, Township 19 South, Range 2 West; Thence run West along the North line of said ¼-¼ Section line a distance of 26.25 feet to the Point of beginning; Thence continue along said North line a distance of 336.75 feet: Thence turn right 89°-14'-15" and run North a distance of 360.0 feet: Thence turn left 89°- 14'-15" and run West a distance of 608.74 feet; Thence turn left 131°-35' and run Southeasterly 440.25 feet; Thence turn right 90°-00' and run Southwesterly 80.00 feet; Thence turn left 90°- 00' and run 437.11 feet to the Northwesterly right-of-way line of a public road, said right-of-way line being in a curve to the left (Having a radius of 2833.72 feet and an interior angle of 6°-04'-18"); Thence turn left 82°-11'-40" to the tangent of said curve and run Northeasterly along said right-of-way line an arc distance of 300.29 feet; Thence from the Tangent of said curve turn left 90° and run Northwesterly a distance of 10.0 feet; Thence turn right 90°-00' and run Northeasterly along said right-of-way line a distance of 252.60 feet to the point of beginning. Containing 6.77 acres, more or less.

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EXHIBIT "A" ATTACHED TO WARRANTY DEED FROM
VERA J. ANDERSON and husband, M. C. ANDERSON
TO VALLEYDALE VILLAGE, INC., DATED JULY 13, 1979.

See Mtg 393— 911

deed Tax 5.00
rec. 3.00
ind 1.00
9.00

JUL 17 AM 9:06

19790717000089980 2/2 $.00
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