

THIS INSTRUMENT PREPARED

NAME Robert V. Townes, III

19790719000091340 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/19/1979 12:00:00AM FILED/CERT

ADDRESS P.O. Box 96, Gardendale, Al 35071

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama
Shelby COUNTY

Know All Men By These Presents.

That in consideration of one hundred thousand and no/100 xxxxxxxxxxxxxxxxxxxxxxxx DOLLARS to the undersigned grantors Manion Cox and wife, Flora Cox in hand paid by Rast Construction, Inc.

the receipt whereof is acknowledged we the said Manion Cox and wife, Flora Cox do grant, bargain, sell and convey unto the said Rast Construction, Inc.

the following described real estate, situated in Shelby County, Alabama,

to-wit:
From the NE corner of the NW 1/4 of NW 1/4 of Section 28, Township 19 South, Range 2 West, run West along the North boundary line of NW 1/4 of NW 1/4 of Section 28, Township 19 South, Range 2 West for 483.67 feet; thence an angle of 92 deg. 17 1/2' to the left and run Southerly for 598.80 feet to the point of beginning of the land herein described; thence continue Southerly along the same line for 424.44 feet; thence turn an angle of 24 deg. 24' to the left and run South-easterly for 2020.0 feet more or less, to a point on the North right of way line of the Cahaba Valley Road; thence turn an angle of 97 deg. 34' to the left and run Northeasterly along the North R.O.W. line of the said Cahaba Valley Road for 217.49 feet; thence turn an angle of 83 deg. 22' to the left and run Northwesterly for 2383.26 feet, more or less, to the point of beginning. This land being a part of the W 1/2 of Section 28 Township 19 South, Range 2 West, and being 9.949 acres, more or less.

BOOK 320 PAGE 730

\$80,000.00 of the above recited purchase price was paid from proceeds of a purchase money mortgage executed simultaneously herewith.

The above described property subject to: Right of way to Shelby County recorded in Deed Book 135, Page 11 and easements to Alabama Power Co. in Deed Book 175, Page 298; in Deed Book 101, Page 525 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their 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:

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 hand and seals this 16th day of July 1979.

WITNESS:

See City 394-12
See City 2002
130
122
2254

Manion Cox
Flora Cox

State of Alabama
Jefferson COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Manion Cox and wife, Flora Cox, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of July A.D., 1979

Th. R. ...
1086 ...
Form 3013 (Rev. 6-76)
235211
Notary Public