Telephone 205-663-1130

This instrument was prepared by

(Name) Daniel M. Spitler
Attorney at Law
(Address) 1970 Chandalar South Office Park
Pelham, Alabama 35124

Corporation Form Warranty Deed

1361

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 Sixty Eight Thousand Four Hundred Sixty Three and no/100------- DOLLARS, ($68,463.00)

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
Juanita C. Moore and Viva Chumbler
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:
A parcel of land located in the NW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said 1/4-1/4 Section; thence in a Southerly direction along the East line of said 1/4-1/4 Section a distance of 469.3 feet to the intersection of the Northwest right of way line of U. S. Highway 31; thence 27 deg. 24' right in a Southwesterly direction along said right of way line a distance of 438.95 feet to the point of beginning; thence continue along last described course a distance of 75.05 feet; thence 90 deg. right in a Northwesterly direction a distance of 180.0 feet; thence 77 deg. 18' 39" right in a Northerly direction a distance of 181.99 feet; thence 122 deg. 27' 21" right and being tangent to a curve to the left, said curve having a central angle of 19 deg. 46' and a radius of 230.57 feet; thence along arc of said curve in a Southeasterly direction a distance of 79.55 feet to end of said curve and the beginning of a curve to the right, said curve having a central angle of 57 deg. 19' 22" and a radius of 164.0 feet; thence along arc of said curve in a Southeasterly direction a distance of 164.08 feet to end of said curve and the beginning of a curve to the right, said curve having a central angle of 32 deg. 40' 38" and a radius of 25.0 feet; thence along arc of said curve in a Southerly direction a distance of 14.26 feet to end of said curve and the point of beginning.
Subject to easements and restrictions of record.
And as further consideration the Grantees herein assume and promise to pay that certain mortgage to Leedy Mtg. Co. recorded in Book 371, Page 935 & transferred to 1st Fed. Sav & Loan Association of Decatur recorded in Misc. Book 23, Page 676 in said Probate Office, according to the terms and conditions of said Mortgage.

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 President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 24th day of July, 19 79.

19790731000097950 1/1 $.00
Shelby Cnty Judge of Probate,AL
07/31/1979 12:00:00AM FILED/CERT

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

1979 JUL 31 AM 8:51

W.M. Humphries Enterprises, Inc.

By [signature]
President

Deed 8.50
Rec 1.50
Ind. 1.00
71.00

STATE OF ALABAMA

JUDGE OF PROBATE

COUNTY OF SHELBY)

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

hereby certify that William M. Humphries

whose name as 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 24th day of July, 1979

Notary Public

Form ALA-32 (Rev. 12-74)

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