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american title insurance company

This instrument was prepared by 2119 3RD AVENUE NORTH • BIRMINGHAM AL 35203 • (205) 254-8080

(Name) Robert L. Shields, III
(Address) 1900 Crestwood Blvd., Birmingham, Alabama 35210

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



19790803000099370 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/03/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA
Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Three Thousand and no/100 (\$23,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Donald W. Hodge and wife, Virginia C. Hodge

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

Ruth E. Davis

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

Commence at the Southeast corner of SE 1/4 of NE 1/4 of Section 2, Township 20 South, Range 3 West, and run North along East boundary of said 1/4-1/4 section for a distance of 663.4 feet to point of beginning; thence continue North along East boundary of said 1/4-1/4 section for a distance of 331.7 feet to a point; thence on an angle of 87 degrees 58 minutes left run for a distance of 647.4 feet to a point on Southeast right of way of Helena Highway; thence Southwesterly along right of way of highway for a distance of 405 feet, more or less, to a point; thence run East for a distance of 888.15 feet to point of beginning. All of the herein described property being in the SE 1/4 of NE 1/4 of Section 2, Township 20 South, Range 3 West, in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to all easements, restrictions and right of ways of record.

Grantee herein as part of the consideration recited above assumes and agrees to pay that certain mortgage heretofore executed by Donald W. Hodge and Virginia C. Hodge, to First Federal Savings & Loan Association of Alabama, as recorded in Mortgage Book 381, Page 701 in the Probate Office of Shelby County, Alabama.

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 26th day of July, 1979

Handwritten notes: deed tax 23.00, rec 1.50, and 1.00, 25.50. State of Alabama Seal, 1979 AUG -3 AM 8:20, Judge of Probate seal.

Donald W. Hodge (Seal)
Virginia C. Hodge (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 Donald W. Hodge and wife, Virginia C. Hodge, whose name 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 26th day of July, 1979

Robert L. Shields III

Notary Public seal and signature

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