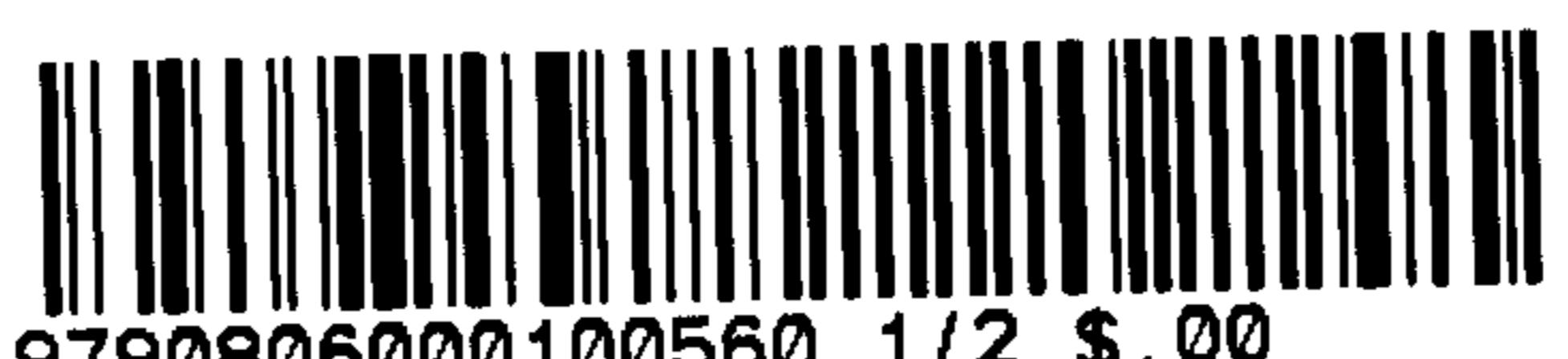


\$500.00

STATE OF ALABAMA)

GENERAL WARRANTY DEED

JEFFERSON COUNTY)



19790806000100560 1/2 \$0.00
Shelby Cnty Judge of Probate, AL
08/06/1979 12:00:00AM FILED/CERT

RECEIVED 1621 PAGE 30

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Dollar (\$1.00), and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, JOHN R. ALDRED and wife, ALICE C. ALDRED (herein referred to as grantor), grant, bargain, sell and convey unto EVELYN KIKER (herein referred to as grantee), the following described real estate, situated in Jefferson and Shelby Counties, Alabama, to-wit:

PARCEL I: Lot 30, according to the Survey of Lazy Acres, 2nd Sector, as recorded in Map Book 83, Page 44, in the Probate Office of Jefferson County, Alabama. Minerals and mining rights excepted.

PARCEL II: Part of the SE 1/4 of the NW 1/4 of Section 2, Township 19 South, Range 3 West, situated in Jefferson County, Alabama, more particularly described as follows: Begin at the northwest corner of the SE 1/4 of the NW 1/4 of Section 2, Township 19 South, Range 3 West, thence run east along the north line of said 1/4-1/4 section for 135 feet to the point of beginning of the parcel herein described; thence continue east along the north line of said 1/4-1/4 section for 105.0 feet, thence 88° 10' right and run south for 210.0 feet; thence 91° 50' right and run west for 105.0 feet; thence 88° 10' right and run north for 210.0 feet to the point of beginning. Except any part of the above described property which lies within the right of way for Tyler Road. Minerals and mining rights excepted.

PARCEL III: Begin at the Southwest corner of Lot 12, Block I of the NE 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West, according to Map of Nickerson's survey on Helena Road as recorded in Map Book 3, Page 116, in the Office of the Probate Judge of Shelby County, Alabama, said southwest corner of Lot 12 being the point of beginning of land herein described; thence run in a Northerly direction along west line of Lot 12 for a distance of 149 feet, thence run in an easterly direction for a distance of 120 feet, thence run in a southerly direction for a distance of 149 feet, thence run in a westerly direction along south line of Lot 12 for a distance of 120 feet to point of beginning of land herein described; being in Block I of the NE 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West; Also, including an easement 12 feet in width, for ingress and egress and utilities, the centerline of which is described as follows: Beginning at the southwest corner of Lot 13, Block I, of said survey (said point also being the Northwest corner of said Lot 12, Block I, of said survey); run thence north along the west line of said Lot 13 for 39.5 feet to the point of beginning of said easement, thence turn 119° 25' to the right and run in a southeasterly direction for 26 feet, thence turn 46° 43' to the right and run in a southeasterly direction for 59.76 feet to the end of said easement, said point being 37 feet east of and 30 feet south of the point of beginning.

Subject to current taxes, a lien but not yet due and payable. Subject to the following: Mortgage from Ernest F. Kiker and wife, Evelyn B. Kiker to Jefferson Federal Savings & Loan Association of Birmingham, recorded in Real Volume 1206, Page 186 (Parcel I); Mortgage given by Ernest F. Kiker and wife, Evelyn B. Kiker to Jefferson Federal Savings & Loan Association of Birmingham, recorded in Real Volume 1206, Page 204 (Parcel II); Mortgage given by Ernest F. Kiker and wife, Evelyn B. Kiker to Commercial Credit Corporation, recorded in Real Volume 1214, Page 337 (Parcel III); Statutory rights of redemption, minerals and mining rights, privileges and immunities as recorded, easements, restrictions and rights-of-way of record.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, her heirs 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

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