This instrument was prepared by

(Name) Malcolm L. Wheeler

(Address) 2230 - 3rd Avenue North
~~Birmingham, Alabama 35203~~

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

# WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Thousand Dollars ($5,000.00) and the execution of a purchase money mortgage for Seventeen Thousand Dollars ($17,000.00)

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

Terry D. Templin and wife, Beverly R. Templin

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

Jim Kirsten, whose full name is James F. Kirsten

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

SEE ATTACHED PAGE FOR LEGAL DESCRIPTION

BOOK 321 PAGE 903

19790910000116490 1/2 $.00
Shelby Cnty Judge of Probate, AL
09/10/1979 12:00:00AM FILED/CERT

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this ..... day of September, 19 79.

..... (SEAL) Terry D. Templin (SEAL)
TERRY D. TEMPLIN

..... (SEAL) Beverly R. Templin (SEAL)
BEVERLY R. TEMPLIN

..... (SEAL) ..... (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 Terry D. Templin and wife, Beverly R. Templin

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 ..... day of September A.D. 19 79

Malcolm L. Wheeler
Notary Public

Form Ala. 30

Malcolm Wheeler Atty

1979091000116490 2/2 $.00
Shelby Cnty Judge of Probate, AL
09/10/1979 12:00:00AM FILED/CERT

BOOK 321 PAGE 904

A lot in the SE-1/4 of the NE-1/4, Section 12, Township 24, Range 15 East, more particularly described as follows: Commence at the Southwest corner of said Quarter-Quarter Section and run thence Easterly along the South boundary of said Quarter-Quarter Section 1018 feet; thence turn an angle of 90 degrees 15 minutes left and run thence 424 feet to a point; thence turn an angle of 89 degrees 45 minutes to the left and run thence 210 feet; thence turn an angle of 90 degrees 30 minutes right and run thence to a point on what is known as the 434 contour; thence run westerly along said 434 contour 266 feet to a point where said contour intersects the west boundary of 5th Street; which said point constitutes the point of beginning of the lot herein described and conveyed; thence continue Westerly along said contour #434, fifty feet to a point; thence southerly and parallel with the west boundary of said SE-1/4 of the NE-1/4 170 feet to 3rd Avenue; thence Easterly and parallel with the south boundary of said SE-1/4 of NE-1/4 50 feet to 5th Street; thence Northerly along the west boundary of 5th Street and parallel with the west boundary of said SE-1/4 of the NE-1/4, 165 feet to point of beginning; said lot also being described as lot 8, Block 10, according to Glasscock's Subdivision of Springcreek, as surveyed by J. R. McMillan, a Registered Land Surveyor on the 19th day of August, 1957, and which survey is filed for record in the Probate Office of Shelby County, Alabama, in Map Book 4 page 23; subject to easements and rights of way of record.

Terry D. Templin
TERRY D. TEMPLIN

Beverly R. Templin
BEVERLY R. TEMPLIN

Jim Kirsten
JIM KIRSTEN, whose full name is James F. Kirsten

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
79 SEP 10 AM 9 34

Thomas A. Thomas
JUDGE OF PROBATE

Deed 5.00
Rec. 3.00
Ind. 1.00
9.00