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This instrument was prepared by

(Name) James E. Roberts
604 Massey Building
(Address) Birmingham, Alabama 35203

Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P.O. BOX 10461 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED

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

That in consideration of Five Thousand Five Hundred and no/100 ($5,500.00) and a Purchase Money Mortgage in the amount of Fifteen Thousand and no/100 ($15,000.00) Dollars.

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

Sybil B. Dearing, a widow

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

W. Floyd Cole

(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 SE 1/4 and the NE 1/4 of the SW 1/4 of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the NW 1/4 of the SE 1/4 of said Section 4; thence in a Northerly direction, along the East line of said 1/4-1/4 Section, a distance of 345.89 feet to the point of beginning; thence continue along last described course, along said East line, a distance of 323.86 feet; thence 87 degrees 26 minutes 26 seconds left, in a Westerly direction, a distance of 1347.14 feet to a point on the NE right of way line of Shelby County Highway 15, thence 97 degrees 33 minutes 25 seconds left, in a SE direction along said right of way line, a distance of 326.37 feet; thence 82 degrees 26 minutes 35 seconds left, in an Easterly direction, a distance of 1318.68 feet to the point of beginning. Said property contains 9.9 acres and is subject to a 50 foot easement abutting the Eastern line for ingress and egress and a 15 foot easement abutting the North and South property lines for utilities. No more than two (2) houses shall be located on the tract of property conveyed hereunder.

Said restrictions on the use of the subject property may be modified or removed by a majority of the owners of the eight parcels of property conveyed simultaneously herewith by grantor.

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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 31st day of July, 19 79.

Deed Tax - 5.50
Mtg. 1.50
Rec. 1.00
8.00

79 OCT -8 AM 8:58

JUDGE OF PROBATE

19791008000130270 1/1 $.00
Shelby Cnty Judge of Probate, AL
10/08/1979 12:00:00AM FILED/CERT

Sybil B. Dearing (SEAL)
Sybil B. Dearing

(SEAL)

(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 Sybil B. Dearing

whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July A.D. 19 79.

NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public

Form Ala. 30