This instrument was prepared by

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

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

WARRANTY DEED 317

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

That in consideration of Five Thousand and no/100 ($5,000.00) Dollars 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

19791008000130410 1/1 $.00
Shelby Cnty Judge of Probate, AL
10/08/1979 12:00:00AM FILED/CERT

(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 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 21.3 feet to the point of beginning; thence continue along last described course along said East line a distance of 324.59 feet; thence 87 degrees 26 minutes 26 seconds left, in a Westerly direction, a distance of 1318.68 feet to a point on the NE right of way line of Shelby County Highway 15, said point also being the beginning of a curve to the right, said curve having a radius of 5847.7 feet and a central angle of 3 degrees 11 minutes 41 seconds; thence 97 degrees 33 minutes 25 seconds left, to tangent of said curve; thence along arc of said curv, in a SE direction along said right of way line, a distance of 326.06 feet to end of said curve; thence 85 degrees 38 minutes 16 seconds left, from tangent of said curve in an Easterly direction, a distance of 1299.32 feet to the point of beginning. Said parcel contains 9.73 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 houses shall be located on the tract of property conveyed hereunder. One of such houses to face Highway #15 and the other to face the 50 foot easement

BOOK 322 PAGE 504

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.

referred to herein. 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.

(SEAL) Sybil B. Dearing (SEAL)

(SEAL) (SEAL)

79 OCT -8 AM 9 01

(SEAL) (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

James E. Roberts
Notary Public

Form Ala. 30