

THIS INSTRUMENT PREPARED BY:

LOUIS B. FELD

SIROTE, PERMUTT, FRIEND, FRIEDMAN, HELD & APOLINSKY, P.A.  
2222 Arlington Avenue South, Birmingham, Alabama 35205

STATE OF ALABAMA )

COUNTY OF SHELBY )

\$5,000.00

19800128000010930 Pg 1/2 .00  
Shelby Cnty Judge of Probate, AL  
01/28/1980 00:00:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to the undersigned LEWIS E. KIRKLAND and wife, HELEN S. KIRKLAND, (herein referred to as "Grantors"), in hand paid by HELEN S. KIRKLAND, (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Commencing at the NE Corner of SE 1/4 of NW 1/4, Section 21, Township 22 South, Range 3 West; thence North 89° 51' West along the North boundary of the said SE 1/4 of NW 1/4, a distance of 70.0 feet to the point of beginning, lying on the west right of way line of Montevallo-Siluria Highway; thence continuing North 89° 51' West along the North boundary of the said SE 1/4 of NW 1/4 a distance of 679.97 feet to a point; thence South 7° 39' East along the east property line of the Chamberlain property, a distance of 274.84 feet to a point; thence South 19° 35' East along the Northeast property line of the said Chamberlain property, a distance of 245.0 feet to a point on the Northwest boundary of a 20 foot wide alley or access located 20 feet Northwest of the Northwest boundary of Lyman's Addition to Montevallo; thence North 49° 20' East along the Northwest boundary of the said 20 foot alley, a distance of 740.92 feet to a point on the West right of way line of the Montevallo-Siluria Highway; thence North 2° 17' West along said right of way line a distance of 18.33 feet to the point of beginning; being 4.254 acres more or less.

This conveyance is subject to the following:

1. 1980 ad valorem taxes, a lien but not yet due and payable.

2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

(Note that one of the Grantors and the Grantee, Helen S. Kirkland, are one and the same person.

LAW OFFICES OF

SIROTE, PERMUTT, FRIEND, FRIEDMAN, HELD & APOLINSKY, P.A.

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BIRMINGHAM, ALABAMA 35205

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And the Grantors do, for themselves and their successors and assigns, covenant with the said Grantee that they are lawfully seized of said premises in fee simple; that they are free from all encumbrances done or suffered by them, except as hereinabove stated; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall warrant and defend the same unto the said Grantee, her successors and assigns forever, against the lawful claims of any and all persons claiming under acts done or suffered by them, except as herein stated.

TO HAVE AND TO HOLD to the said Grantee, and to her successors and assigns forever.

IN WITNESS WHEREOF, the said Lewis E. Kirkland and wife, Helen S. Kirkland, who are authorized to execute this conveyance, have hereto set their hands and seals, this the 8 day of January, 1980.

Lewis E. Kirkland (SEAL)  
LEWIS E. KIRKLAND  
Helen S. Kirkland (SEAL)  
HELEN S. KIRKLAND

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
1980 JAN 28 AM 9:01  
JUDGE OF PROBATE  
Deed Tax \$5.00  
Rec 3.00  
and 1.00  
0.00

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Lewis E. Kirkland and wife, Helen S. Kirkland, whose names 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 8th day of

January, 1980.

Tom C. Hunt  
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES SEPTEMBER 30, 1981