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SEND TAX NOTICE TO:

This instrument was prepared by
(Name) 1/ Dewayne N. Morris, Attorney at Law

Leverage, Inc.
1387 Hueytown Road
Hueytown, Alabama 35020

2300

(Address) 512 Massey Building, Birmingham, Ala. 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

19800702000072320 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
07/02/1980 00:00:00 FILED/CERTIFIED

That in consideration of a contribution to the capital of Grantee

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Edward A. McFarland and wife, Pauline R. McFarland

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

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

The property conveyed herein is described in Exhibit "A", which is attached hereto and made a part hereof by reference.

This conveyance is made subject to a mortgage in favor of First Federal Savings and Loan Association of Bessemer, recorded in the Office of the Judge of Probate of Shelby County, Alabama, Mortgage Book 345, Page 591, having an outstanding principal balance of \$27,065.00, and which principal balance Grantors agree to pay in accordance with the terms of said mortgage and note evidencing the indebtedness, and Grantee shall have no obligation to make any payments on said mortgage indebtedness.

This conveyance is made subject to the following:
1. Taxes due and payable October 1, 1980, which are to be prorated.
2. Restrictions and easements of record.

BOOK 327 PAGE 342

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 1st day of July, 1980.

(Seal) Edward A. McFarland (Seal)
(Seal) Pauline R. McFarland (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 Edward A. McFarland and wife, Pauline R. McFarland 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of July, A. D., 19 80.

LAW OFFICES OF
MARK STEIN AND MORRIS

Eddie B. Belcher
Public

BOOK 327 PAGE 343

A part of Lots 22, 23 and a part of the North half of lot 21 of block 3 of the Nickerson-Scott Survey as recorded in Map Book 3, page 34 in the Probate Office of Shelby County, Alabama, more particularly described as follows: From the NE corner of lot 23 run westerly along the North boundary line of said Lot 23 for 18.15 feet for the point of beginning of the land herein described; thence continue westerly along the North boundary line of lot 23 for 120.1 feet, more or less, to a point on the East right of way line of U. S. 31 Highway; thence turn an angle of 84 deg. 29 min. to the left and run southwesterly along the East R.O.W. line of said U. S. 31 Highway for 131.47 feet, more or less to the point of intersection of the East R.O.W. line of U. S. 31 Highway and the south boundary line of the N $\frac{1}{2}$ of lot 21 of block 3 of said Nickerson-Scott Survey; thence turn an angle of 90 deg. 33 min. to the left and run Easterly along the south boundary line of the N $\frac{1}{2}$ of lot 21 for 123.73 feet; thence turn an angle of 91 deg. 08 min. to the left and run northeasterly 141.89 feet, more or less, to the point of beginning.

Being the same property conveyed by Jacks Hamburgers, Incorporated to Edward A. McFarland and wife, Pauline R. McFarland by deed dated June 19, 1968 and filed June 21, 1968 at 10:17 o'clock A. M. and recorded in Deed Book 253, page 725 in Probate Office of Shelby County, Alabama, and deed of correction dated July 12, 1968, and recorded on July 16, 1968 at 10:11 o'clock A.M. in Deed Book 254, page 61, recorders document no. 10836.

STATE OF ALABAMA
COUNTY OF SHELBY

1980 JUL -2 AM 11:14

EXHIBIT "A"

Deed Tax 23.00
Rec 3.00
Jud 1.00

27 00