

This instrument prepared by
(Name) William A. Jackson, Attorney
(Address) 1734 Oxmoor Road
Birmingham, Alabama 35209

19810420000043860 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
04/20/1981 00:00:00 FILED/CERTIFIED ...

Form 1-1-77 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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

That in consideration of Three Thousand Two Hundred Eighty-Eight and 06/100 DOLLARS

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

Elton William Teer and wife, Maurice Ann Teer

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

Jerry L. Lamb

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

SEE EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE
A PART HEREOF AS FULLY AS IF SET OUT HEREIN, FOR
LEGAL DESCRIPTION OF PROPERTY BEING CONVEYED HEREBY.

Subject to easements and restrictions of record.

Subject to that certain mortgage given by the grantors
herein to Cumberland Capital Corporation, recorded in
Mortgage Book 366, Page 650, in the Probate Office of
Shelby County, Alabama, and that certain mortgage given
by the grantors herein to Associates Financial Services
of Alabama, recorded in Mortgage Book 407, Page 516, in
the aforesaid Probate Office.

\$108.06 of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.

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 17th day of April, 1981.

(Seal)
(Seal)
(Seal)

Elton William Teer (Seal)
Elton William Teer
Maurice Ann Teer (Seal)
Maurice Ann Teer (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elton William Teer and wife, Maurice Ann Teer 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 SEAL OF OFFICE, this 17th day of April, A. D. 1981.

EXHIBIT "A"

PARCEL I: A parcel of land located in the SE $\frac{1}{4}$ of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the most Northerly corner of Lot 31, of Deer Springs Estates, Third Addition, as recorded in Map Book 6, Page 5, in the Office of the Judge of Probate of Shelby County, Alabama; thence in a Southwesterly direction along the Northwesterly property line of said Lot 31, a distance of 75.00 feet to the point of beginning; thence 90° right, in a Northwesterly direction a distance of 193.60 feet; thence 90° left in a Southwesterly direction a distance of 225.0 feet; thence 90° left in a Southeasterly direction a distance of 193.60 feet; thence 90° left, in a North-easterly direction a distance of 225.0 feet to the point of beginning.

PARCEL II: Part of Lot 31, Deer Springs Estates, Third Addition, as recorded in Map Book 6, Page 5, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Begin at the most Southerly corner of said Lot 31, said point also being the most Easterly corner of said Lot 32 and said point also being on the NW right-of-way line of Houston Drive; thence in a Northwesterly direction, along the SW line of said Lot 31 and the NE line of said Lot 32, a distance of 175.0 feet to the most Westerly corner of said Lot 31, said point also being the most Northerly corner of said Lot 32; thence 90° right, in a Northeasterly direction along the NW line of said Lot 31, a distance of 25.0 feet; thence 90° right, in a Southeasterly direction a distance of 175.0 feet to a point on the NW right-of-way line of Houston Drive, said point also being on the SE line of said Lot 31; thence 90° right, in a Southwesterly direction, along said right-of-way line and said Southeast line a distance of 25.00 feet to the point of beginning.

SHELBY COUNTY, ALABAMA
JUDGE OF PROBATE
1981 APR 20 AM 10:25

Thomas A. Shoultz, Jr.
JUDGE OF PROBATE

Deed TAX 3.50
Rec 3.00
Jud 1.00

7.50

BOOK 372 PAGE 352