

(Name) C. y H. Mason, Jr., Attorney

(Address) P. O. Box 1007, Alabaster, Alabama 35007

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19810810000087190 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
08/10/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Thousand Six Hundred Fourteen and No/100 (\$70,614.00) Dollars

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

MARTHA I. KNOWLES, A SINGLE WOMAN

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

PEYTON R. SMITH

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

SEE EXHIBIT "A" ATTACHED HERETO.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

\$50,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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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 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, I have hereunto set my hands(s) and seal(s), this 7th day of August, 1981

(Seal) Martha I. Knowles (Seal)
(Seal) (Seal)
(Seal) (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 Martha I. Knowles whose name 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 became effective.

Given under my hand and official seal this 7th day of August, A. D., 1981

Court H. Mason
Judith Zuhlsch
Notary Public.

EXHIBIT "A"

A tract of land situated in Shelby County, Alabama in the NE1/4 of Section 14, Township 22 South, Range 3 West, more particularly described as follows:

Commence at the Northeast corner of the NE1/4 of Section 14, Township 22 South, Range 3 West, and run south along the east line of said Section 14 a distance of 27.76 feet; thence an angle right of 90 deg. 02 min. and run westerly along the unnamed county road for a distance of 976.25 feet; thence an angle left of 11 deg. 56 min. and run westerly 224.71 feet; thence an angle right of 15 deg. 40 min. and run westerly 97.38 feet to a fence corner; said fence corner being the point of beginning of herein described property; thence westerly along the south side of said unnamed county road to a point, said point being accepted as the northwest corner of the NE1/4 of the NW1/4 of the NE1/4 thence looking easterly 664.23 feet to point of beginning, turn an angle right of 85 deg. 25 min. 12 sec. being an interior angle and run southerly along fence line for a distance of 660.00 feet; thence an angle left 87 deg. 06 min. and run easterly 468.80 feet; thence an angle left 44 deg. 57 min. and run northeasterly 950.0 feet more or less to a point on the south line of said unnamed county road; thence run westerly along the south line of said county road to point of beginning; being situated in the NE1/4 of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama.

M.K.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1981 AUG 10 PM 12:55

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Seed tax 21.00
Rec 300
Int. 100
2500