

This instrument was prepared by

(Name) John T. Campbell, Esquire

(Address) Suite 124, 300 Century Park South

Birmingham, AL 35226

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama



19811020000111300 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
10/20/1981 00:00:00 FILED/CERTIFIED -

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN and No/100 (\$10.00) DOLLARS (subject to a first mortgage of \$70,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Robert J. Dow and wife, Ginette A. Dow; Gilder L. Wideman and wife, Frances DeB. Wideman; Elmar Lawaczeck and wife, Waltraud J. Lawaczeck

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Dow, Wideman, Lawaczeck and Childs, a general partnership

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

All of that part of the Northern Half of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 20, South, Range 3 West, lying East of branch.

Also all of that part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 25, Township 20 South Range 3 West that lies West of a branch running in a northerly and southerly direction across said 40 acres, less and except that property conveyed to the State of Alabama by warranty deed as recorded in deed Book 274, page 411 in the Probate Office of Shelby County, Alabama, and corrective deed recorded in Deed book 282, page 408 in said Probate Office.

Also all of that part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West that lies North of the Harpersville Road, Northwest of the Simsville Highway and Northwest of that property conveyed to the State of Alabama by warranty deed as recorded in the Deed Book 274, page 411 in the Probate Office of Shelby County, Alabama, and corrective deed recorded in Deed Book 282, page 408 in said Probate Office.

Grantees herein hereby assume and agree to pay that certain mortgage in favor of M. C. Wilson and wife, Delene Wilson in the principal amount of \$70,000.00.

Subject to easements, restrictions and rights of way of record.

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 15th day of JAN. 1981

Robert J. Dow

Gilder L. Wideman

Elmar Lawaczeck

Ginette A. Dow

Frances DeB. Wideman

Waltraud J. Lawaczeck

STATE OF ALABAMA

SHELBY COUNTY

FILED IN ALA SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1981 OCT 28 AM 10:17

Deed 17.50
Rec 4.50
Ind. 1.00
23.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Robert J. Dow and wife, Ginette A. Dow; Gilder L. Wideman and wife, Frances DeB. Wideman; Elmar Lawaczeck and wife Waltraud J. Lawaczeck 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 15th day of JAN A. D., 1981

Robert Dow

Notary Public