

This instrument was prepared by

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19811020000111410 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
10/20/1981 00:00:00 FILED/CERTIFIED

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN and No/100 (\$10.00) DOLLARS

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

Part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, run in southerly direction along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 652.7', thence turn an angle to the left of 64 38' and run in a southeasterly direction for a distance of 121.08', thence turn an angle to the left of 93 50' 17" and run in a northeasterly direction for a distance of 636.48', thence turn an angle to the right of 89 33' 30" and run in a southeasterly direction for a distance of 720.77' to a point on the northwest right-of-way line of Alabama Highway #119 thence turn an angle to the left of 88 25' 12" and run in northeasterly direction along said northwest right-of-way for a distance of 419.83' to a point of intersection with the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, thence turn an angle to the left of 113 25' 31" and run in a westerly direction along said north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 1,177.37' more or less to the point of beginning.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1981.
2. Rights of way of record.

Less and Except the following part of the above described real estate:

Part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:
From the northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section run in an easterly direction along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 701.61 feet to the point of beginning, thence continue along last mentioned course for a distance of 475.76 feet, more or less, to a point on the west right-of-way line of Alabama Highway #119, thence turn an angle to the right of 113° 25' 31" and run in a southwesterly direction along said right-of-way line for a distance of 150 feet, thence turn an angle to the right of 78° 12' 13" and run in a northeasterly direction for a distance of 424.85 feet, thence turn an angle to the right of 78° 22' 16" and run in a northerly direction for a distance of 52 feet, more or less to the point of beginning, containing 1.00 acre, more or less.

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 GRANTEE 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 JAN, 1981.

Robert J. Dow
Ginette A. Dow
Gilder L. Wideman
Frances DeB. Wideman
Elmar Lawaczeck
Waltraud J. Lawaczeck

STATE OF ALABAMA
SHELBY COUNTY

Deced 7.50
Rec. 4.50
Ind. 1.00
13.00

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 1st day of JAN, A. D., 1981.

Robert Dow

Notary Public