

This instrument was prepared by

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Polham 3512

(Name) *James R. Moncus, Jr., Attorney at Law*

(Address).....400 Woodward Bldg., Birmingham, Al. 35203

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

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 (\$1.00) Dollar
and other good and valuable consideration

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

Ernest C. Flowers and his wife, Sarah E. Flowers

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

✓ Susan A. Martin

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

Commence at the Southeast corner of the Southeast quarter of the Northwest quarter of Section 23, Township 20 South, Range 3 West, run thence in a Westerly direction along the South line of said quarter-quarter section for a distance of 535.83 feet; thence turn an angle to the right of $88^{\circ} 20' 19''$ and in a Northerly direction for a distance of 514.36 feet; thence turn an angle to the right of $57^{\circ} 52'$ and run in a Northeasterly direction for a distance of 161.64 feet to the point of beginning; thence continue on last described course a distance of 155.04 feet; thence an angle right of $100^{\circ} 14'$ and run in a Southeasterly direction a distance of 172.77 feet to a point on the Northerly right of way line of King Valley Circle; thence an angle right of $98^{\circ} 49'$ and run Southwesterly along said right of way a distance of 44.43 feet to the beginning of a curve to the left; said curve having a radius of 124.89 feet and subtending a central angle of $27^{\circ} 39'$; thence run along the arc of said curve a distance of 60.27 feet; thence 90° right measured from tangent of curve and run Northwesterly a distance of 152.06 feet to the point of beginning.

Subject to a purchase money mortgage executed 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 GRANTEE(S), 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 GRANTEE(S), 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 Feb, 1983.

RECEIVED MAR 1 1983 3:30
CLERK CLERK'S OFFICE THIS
17 FEBRUARY 1983
INSTRUMENT WAS FILED
RECD 1.50 (Seal)
Fwd 1.00
2.50
1983 FEB 17 PM 2:58 (Seal)
see Mtg H-27-5021 (Seal)
THOMAS E. JONES, JR.
JUDGE OF PROBATE (Seal)

Ernest C. Flowers (Seal)
ERNEST C. FLOWERS
Sarah E. Flowers (Seal)
SARAH E. FLOWERS

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ernest C. Flowers and his wife, Sarah E. Flowers, whose name s 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 have, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of

F. J. S.

A. D. 19-83

answ.