

This instrument was prepared by

(Name) James F. Burford, III

(Address) Suite 2900, 300 Vestavia Office Park, Birmingham, Alabama 35216

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nineteen Thousand Five Hundred Dollars (\$19,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, E. Farley Moody, II and wife, Mary L. Moody

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

James W. Bird, Jr.

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

All that part of the NW 1/4 of NE 1/4 of Section 1, Township 24 North, Range 13 East, that lies East of the L & N Railroad Right-of-Way. Situated in Shelby County, Alabama.

The grantors herein also convey the right of ingress and egress into said property as described in Deed Book 310, Page 31, and in Deed Book 305, Page 579, as recorded in the Office of the Judge of Probate, Shelby County, Alabama.

Subject To:

All assessments and taxes for the year 1983 and thereafter. Utility easements and public road Right-of-Way, if any.

Easements set out in Deed Book 310, Page 31, and Deed Book 305, Page 579 in the Probate Office of Shelby County, Alabama.

\$17,000.00 of the consideration recited herein was derived from 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 ~~do~~ do for myself ~~and for my heirs~~ and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am ~~lawfully~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I ~~have~~ have a good right to sell and convey the same as aforesaid; that I ~~will~~ will and my ~~heirs~~ 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 twenty third day of May, 1983.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED
see reg 431-869
1983 JUN -3 AM 8:43

Deed by 260
(Seal) 1.50
(Seal) 1.00 E. FARLEY MOODY, II
5.00 Mary L. Moody (Seal)
MARY L. MOODY (Seal)

James W. Bird, Jr.
(Seal)
JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Lama B. Spears, a Notary Public in and for said County, in said State, hereby certify that E. Farley Moody, II and wife, Mary L. Moody 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of May, A. D., 1983.

Lama B. Spears
Notary Public