

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: Charles A. J. Beavers, Jr.
813 Shades Creek Parkway
ADDRESS: Birmingham, Alabama 35209

Emory M. Folmar
4667 Vintage Lane
Birmingham, Alabama 35244

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventeen Thousand Five Hundred Dollars (\$17,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, Mark Dauber and wife, Margaret Dauber,

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

an undivided one-half interest in and to
(herein referred to as grantees, whether one or more), the following described real estate, situated in
County, Alabama, to-wit:

Commence at the northwest corner of the NE 1/4 of SE 1/4 of Section 21, Township 19 South, Range 2 West; run thence east along the north line of said quarter-quarter section for a distance of 40.04 feet to the point of beginning; thence continue along the northerly line of the said quarter-quarter section for a distance of 1,286.23 feet to the northeast corner of the NE 1/4 of SE 1/4 of said section; thence turn an angle to the right of 87° 40' 30" and in a southerly direction along the east line of said quarter-quarter section for a distance of 305.04 feet; thence turn an angle to the right of 92° 22' 30" and in a westerly direction for a distance of 1,285.93 feet; thence turn an angle to the right of 87° 33' and in a northerly direction parallel with the west line of said quarter-quarter section and 40 feet east of said west line for a distance of 303.87 feet to the point of beginning, containing 8.98 acres, more or less.

SUBJECT TO:

1. Restrictions, conditions, and limitations in Deed Volume 249, page 924, and Deed Volume 251, page 930.
2. That certain mortgage to Peter J. Clemens, III and Carol J. Clemens recorded in Book _____, page _____, in said Probate Office.
3. Current taxes.

TO HAVE AND TO HOLD to the said grantees, 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 ~~XXX~~ (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 19th day of July, 1983.

STATE OF ALABAMA
SHELBY COUNTY
NOTARY PUBLIC
1983 AUG - 1 AM 11:41
Deed tax - 17.50
Rec 150
Ind. 100
20.00
JULY 19 1983

Mark Dauber (Seal)
Margaret Dauber (Seal)
(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Charles A. J. Beavers, Jr., a Notary Public in and for said County, in said State, hereby certify that Mark Dauber and wife, Margaret Dauber, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of July, A. D., 1983.