

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED TWENTY THOUSAND & NO/100 (\$120,000.00) DOLLARS, payable by purchase money mortgage which is executed simultaneously herewith.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Lynn L. Hall, as successor trustee, as shown by acceptance of trustee, as recorded in Misc. Book 51, page 196, Probate Office, Shelby County, Alabama, under the Harold J. Hall Declaration of Trust, dated 21 December 1979, which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Misc. Book 34, page 778 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Columbiana Clinic, P.A.

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

A lot in the Town of Columbiana, Alabama, situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, and more particularly described as follows: Commencing at the point of intersection of the Southern edge of the pavement on East College Street with the West Section line of Section 25, and run South along Section line a distance of 17 feet; thence run in an Easterly direction parallel with the Southern line of the pavement on East College Street a distance of 16 feet; thence run South 4 deg. 15 min. East a distance of 208 feet to the SW corner of lot belonging to Calvin Green to point of beginning of lot herein described; thence continue South 4 deg. 15 min. East a distance of 63.4 feet to NW corner of Harold J. Hall lot; thence turn an angle to left of 100 deg. and run 83.7 feet to West line of James G. Alston lot; thence run in a Northerly direction along West line of James G. Alston lot a distance of 61 feet to South line of Calvin Green lot; thence run in a Westerly direction along South line of Green lot 66.3 feet to point of beginning.

AND
A lot in the Town of Columbiana, Alabama situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, and more particularly described as follows: Commencing at a point of intersection on the Southern edge of the pavement on East College Street with the West Section line of Section 25, Township 21 South, Range 1 West, and run South along Section line a distance of 17 feet; thence run in an Easterly direction parallel with the Southern line of the pavement on East College Street a distance of 16 feet; run thence South 4 deg. 15' East a distance of 271.14 feet to an iron pipe, marking the point of beginning of the lot herein described and conveyed; turn thence an angle to the left of 100 deg. and run 83.7 feet to an iron pipe; turn thence an angle of 84 deg. to the right and run 108 feet to an iron pipe; turn thence an angle to the right of 88 deg. 30' and run along the North margin of Mildred Street a distance of 117 feet; turn thence an angle to the right of 107 deg. 20' and run 124.6 feet, more or less, to the point of beginning. Subject to easements and rights of way of record, (see over for continuation)
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 12th 31st day of August, 1983.

Lynne L. Hall

Lynne L. Hall, as successor trustee, as shown by acceptance of trustee, as recorded in Misc. Book 51, page 196, Probate Office, Shelby County, Alabama, under the Harold J. Hall Declaration of Trust, dated 21 December 1979, which is recorded in Office of the Judge of Probate, Shelby County, Alabama, in Misc. Book 34, page 778.

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lynn L. Hall, whose name as successor trustee, as shown by acceptance of trustee, as recorded in Misc. Book 51, page 196, Probate Office, Shelby County, Alabama, under the Harold J. Hall Declaration of Trust, dated 21 December 1979, which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Misc. Book 34, page 778, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such successor trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 12th day of September, 1983.

Lynn L. Hall

Notary Public

(Continued from other side)

and subject to purchase money mortgage in the amount of \$120,000.00 which is executed simultaneously herewith.

The grantor warrants that that certain real estate mortgage which is recorded in Mortgage Book 349, Page 229 in the Office of the Judge of Probate of Shelby County, Alabama, in which encumbers the above described property, will be kept current and paid in full, according to the terms and provisions thereof, from the payments which the grantor, as mortgagee, will receive from said purchase money mortgage which is executed simultaneously herewith; that said mortgage recorded in Mortgage Book 349, Page 229 will not be allowed to become in default, and that when said mortgage is paid in full, according to the terms and provisions thereof, the grantor, as mortgagee, will obtain satisfaction of record of said mortgage recorded in Mortgage Book 349, Page 229, and that the grantor will hold harmless the grantees from any and all payments which are now due, or which may hereafter become due, under the provisions of said mortgage recorded in Mortgage Book 349, Page 229.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 SEP 14 PM 4:01
See Mtg H34-478
Thomas W. Shores, Jr.
JUDGE OF PROBATE

Deed 3.00
Jud 1.00
4.00

BOOK 349 PAGE 973

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$