

This instrument prepared by

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(Name) DANIEL M. SPITLER
Attorney at Law
(Address) 1972 Chandalar Office Park
Pelham, Alabama 35124

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124

Policy Issuing Agent for
Safeco Title Insurance Co
TELEPHONE: 988-5600



WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Two Thousand Three Hundred and No/100 (\$22,300.00) DOLLARS

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

George Hontzas

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

Fred Bryant

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

See Exhibit "A" attached hereto for legal description.

\$20,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

This property is not the homestead of George Hontzas. The said George Hontzas is living in Mountain Brook, Alabama at 3522 Oakdale Road, which said property in Mountain Brook constitutes his homestead.

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 4th day of October, 1983

(SEAL)

George Hontzas
GEORGE HONTZAS

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that

a Notary Public in and for said County,

George Hontzas

whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of October, A.D. 1983

Daniel M. Spitler
Notary Public

EXHIBIT "A"

Commence at the SW corner of Section 13, Township 22 South, Range 1 West; thence run South along the West line of Section 24, a distance of 70.70 feet to a point on the North R.O.W. line of the L & N Railroad; thence turn an angle of 97 deg. 31 min. 30 sec. to the left and run a distance of 251.31 feet to a point on the North R.O.W. line of the L & N Railroad, thence turn an angle of 15 deg. 38 min. 14 sec. to the left and run a distance of 310.55 feet to a point on the North line of the L & N Railroad R.O.W. and the point of beginning; thence turn an angle of 65 deg. 44 min. to the left and run a distance of 283.49 feet to the South R.O.W. line of a county road, now under construction, thence turn an angle of 87 deg. 58 min. to the right and run along said R.O.W. a chord distance of 337.04 feet; thence turn an angle of 1 deg. 33 min. to the left and run along said R.O.W. a distance of 94.40 feet; thence turn an angle of 2 deg. 10 min. to the left and run along said R.O.W. a chord distance of 66.50 feet; thence turn an angle of 70 deg. 16 min. to the right and run a distance of 63.97 feet to the North R.O.W. line of the L & N Railroad; thence turn an angle of 90 deg. 0 min. to the right and run along said railroad a distance of 581.21 feet to the point of beginning; being situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 22 South, Range 1 West, Shelby County, Alabama.

This property is subject to the statutory rights of redemption as follows:

(a) In favor of Barbara J. Williams, who owns a life estate, and Judy Darlene Brown, Neal Williams, Lynn Williams and Ramona Williams, who acquired title on May 10, 1980, by deed recorded in Deed Book 326, Page 594, subject to the life estate of Barbara J. Williams, mortgagor, and any other person, firm or corporation having the rights of redemption under the laws of the State of Alabama.

(b) In favor of the following judgment holders and any other judgments, tax liens or other liens who have the right of redemption, viz:

1. Judgment in favor of Strickland's Department Store recorded in Judgment Book T Page 327, and being filed May 13, 1983.
2. Judgment in favor of P. T. Food Center filed April 5, 1983, and recorded in Judgment Book T Page 190.
3. Judgment in favor of Iron & Steel Credit Union filed January 28, 1983, and recorded in Judgment Book S Page 871.

All of said judgments being against Barbara J. Williams.

Subject to right-of-way and easements of record.

Subject to title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 171 Page 512 and Lease from Henry S. Bristow, Jr. and wife, Lilla J. Bristow to Amoco Production Company recorded in Deed Book 327 Page 706 in Probate Office.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 OCT -6 AM 11:21
see Mtg 437-506
JUDGE OF PROBATE

Deed TAX 2.00
Rec 3.00
Jud 1.00
6.00