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This instrument prepared by

This Form furnished by:

Telephone 205-663-1130

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



Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

Corporation Form Warranty Deed

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Twenty Thousand Five Hundred and No/100 (\$20,500.00)----- DOLLARS,

to the undersigned grantor, C.I.T. Financial Services, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto
George Hontzas

(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.

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TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Manager President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 4th day of October, 19 83

ATTEST:

C.I.T. FINANCIAL SERVICES, INC.

By R. A. Moseley, Jr. President
Its Manager

Secretary
STATE OF ALABAMA)
COUNTY OF SHELBY)
I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that R. A. Moseley, Jr.

whose name as Manager President of C.I.T. Financial Services, Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 4th day of October, 19 83.

Daniel M. Spitler

[Signature]
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 11:19

Thomas G. Shaw, Jr.
JUDGE OF PROBATE

Deed TAX 24.50
Res 3.00
Jud 1.00
24.50