

This instrument was prepared by
(Name) James E. Roberts

(Address) 2230 Third Avenue North, Birmingham, AL 35203

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

(\$100,000)

That in consideration of Ten dollars and other good and valuable consideration

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

Sybil B. Dearing

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

Joseph S. DeMarco

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

A parcel of land located in the West 1/2 of the Northwest 1/4 of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of said Section 23; thence in a Southerly direction, along the West line of said Section 23, a distance of 411.13 feet to the Point of Beginning; thence continue along last described course a distance of 1202.14 feet; thence 42 degrees 52 minutes 21 seconds left, in a Southeasterly direction, a distance of 267.69 feet; thence 90 degrees 29 minutes 35 seconds left, in a Northeasterly direction, a distance of 1210.06 feet; thence 46 degrees 33 minutes 00 seconds left, in a Northerly direction and parallel to the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 23, a distance of 534.04 feet; thence 88 degrees 17 minutes 04 seconds left, in a Westerly direction, a distance of 1063.14 feet to the Point of Beginning.

A PURCHASE MONEY MORTGAGE WAS CLOSED SIMULTANEOUSLY HEREWITH IN THE AMOUNT OF \$80,000.00.

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, I have hereunto set my hands(s) and seal(s), this 12th day of July, 1985

Deed Tax 20.00
Rec 2.50 INSTRUMENT WAS FILED
Jud 1.00
23.50 1985 JUL 31 AM 8:17

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

Thomas A. Snowden, Jr. (Seal)
JUDGE OF PROBATE

Sybil B. Dearing (Seal)



STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, James E. Roberts, a Notary Public in and for said County, in said State, hereby certify that Sybil B. Dearing whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of July, 1985

James E. Roberts

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