

(Name) _____

(Address) _____

1665-

This instrument was prepared by

(Name) S. W. Smyer, Jr.

(Address) 2118 First Avenue North, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-84

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One dollar and other 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,

✓ C & R Properties, a general partnership, the Grantor
Birmingham Realty Company, the Grantee, a corporation

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

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

From the N.E. corner of the S.E 1/4 of the N.W. 1/4, Sec. 36, T-18-S, R-2-W, run west along the north boundary of said 1/4 -1/4 a distance of 44.10 ft. to the point of beginning; thence, continue a distance of 95.41 feet; thence, left 107 degrees 06'-49" a distance of 54.71 feet; thence left 39 degrees 49'--06" a distance of 81.42 feet; thence, left 115 degrees -17'-17" a distance of 94.29 feet to the point of beginning, such described plot containing 0.13 acres.

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, _____ have hereunto set _____ hands(s) and seal(s), this _____

day of August 12, 1985.

C & R PROPERTIES, A GENERAL PARTNERSHIP BY ALL OF ITS PARTNERS

*ded 1.50
fee 2.50
ind 1.00
4.00*
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
1985 SEP 30 PM 3:18 (Seal)
JUDGE OF PROBATE (Seal)

James L. Clayton (Seal)
James E. Roberts (Seal)
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Carolyn Diane Blue, a Notary Public in and for said County, in said State hereby certify that James L. Clayton and James E. Roberts whose name S 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

13th

day of

August

A. D., 1985

2118 First Ave No-

Bham, Ala. 35203

MY COMMISSION EXPIRES MAY 2, 1989

Carolyn Diane Blue

Notary Public.

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