

2239

SEND TAX NOTICE TO:

(Name) A. W. Clark and Curtis E. Brazier

(Address) _____

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-44

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTY-FIVE THOUSAND AND NO/100 (\$65,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Lewis H. Culver and wife, Stella M. Culver

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto A. W. Clark and Curtis E. Brazier

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

A certain tract of land situated in the W 1/2 of NW 1/4 of Section 14, Township 21, Range 3 West, described as follows: Commencing at the Northwest corner of said Section 14, and run thence South along the West line of said NW 1/4 of NW 1/4, 661.3 feet; thence South 89 deg. 10 min. East 1080 feet, more or less, to the West right of way line of the Montevalo Highway; run thence Southerly direction along the West right of way line of said Montevalo Highway a distance of 700 feet to the point of beginning of the lot herein described (said point being the Southeast corner of the Sippola lot); from said point of beginning run thence North 89 deg. 10 min. West to the Southwest corner of said Sippola lot; run thence South 41 deg. 33 min. East approximately 100 feet to the Southwest corner of lot owned by Willitta Gill; run thence South 89 deg. 10 min. East to the Montevalo Highway right of way; run thence Northerly along the West right of way line of said Highway 100 feet to the point of beginning. EXCEPT RIGHT OF WAY conveyed to Plantation Pipe Line as shown by deed recorded in Deed Book 112, page 266, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to easements and rights of way of record.
Subject to purchase money mortgage in the amount of \$60,000.00.

The above described property contains, as a part of the real estate, a welding and general repair shop, and also includes certain machinery and equipment situated therein. The grantees agree that none of such equipment or machinery which is in said shop as of this date shall be sold or conveyed for a period of two years from this date without the written permission of the grantors.

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 8th day of October, 19 85.

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

Deed by 500
Rec 250
Ind. 100
8 50

1985 OCT -9 AM 10:58

Lewis H. Culver (Seal)
Lewis H. Culver

Stella M. Culver
Stella M. Culver (Seal)

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

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lewis H. Culver and wife, Stella M. Culver whose names are 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of October, A. D., 19 85.

W.C.H. 2

[Notary Seal]

Notary Public.

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