

This instrument was prepared by
(Name) J. Richard Walker
3005 Dundee Lane
(Address) Birmingham, Alabama 35242
WARRANTY DEED-

727
Central Bank of the So.
Send Tax Notice To: name
P.O. Box 10566.
address
Birmingham, Ala 35296

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

\$140,000.00

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I
or we, J. Richard Walker and Donald M. Hire, Jr.

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

✓ Helen H. Walker and Marsha H. Hire, in equal shares

(herein referred to as grantees, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit: said property being commonly known as

the former U-Tote M Store adjacent to the entrance of the Indian Valley sub-division, and which is further describe as:
Commence at the Southwest corner of the Southwest Quarter of Section 16, Township 19south, Range 2west, Shelby County, Alabama; thence run in an Easterly direction along the South line of said Quarter Section for a distance of 833.64 feet to the most Southerly and East corner of Lot 13, Block 1, according to the survey of Indian Valley, First Sector, as recorded in Map Book 5, page 43, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 45 degrees minutes 00 seconds and run in a Northeasterly direction along the Southeasterly line of Lots 13, 12, 11, 10, 9, 8, 7, 6, 5, and part of 4, for a distance of 1,328.12 feet to the point of beginning; from the point of beginning thus obtained; thence continue on last described course for a distance of 28.9 feet to the Southwest corner of Lot 3, Block 1; thence turn an angle to the right of 14 degrees, 25 minutes, 15 seconds and run in a Northeasterly direction along the South line of said Lot 3, Block 1, for a distance of 92.16 feet to the Northwest corner of Lot 1, Block 1; thence turn an angle to the right of 91 degrees, 03 minutes, 45 seconds and run in a Southeasterly direction along the Westerly line of said Lot 1, Block 1, for a distance of 207.32 feet to its intersection with the Northwesterly right-of-way line of Valley Dale Road; thence turn an angle to the right of 78 degrees, 15 minutes, 03 seconds to the tangent of a curve to the left, having a central angle of 4 degrees, 49 minutes, 39 seconds and a radius of 1,469.21 feet; thence continue along the arc of said curve for a distance of 123.79 feet to a point; thence turn an angle from the tangent, if extended, to the right of 106 degrees, 35 minutes, 36 seconds and run in a Northwesterly direction for a distance of 228.08 feet to the point of beginning.

1. Deed Tax - 140.00
2. Mtg. Tax -
3. Recording Fee - 2.50
4. Indexing Fee - 3.00
A. No Tax Fee -
B. Certified Copy - 1.00
Total - 146.50

TO HAVE AND TO HOLD to the said grantees, 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 their hands(s) and seal(s), this 26th day of February, 1991.

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

91-FEB-27 PM 2:00 (Seal)

JUDGE OF PROBATE

Don M Hire (Seal)

J. Richard Walker (Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, Perry J. King, a Notary Public in and for said County, in said State, hereby certify that Donald M. Hire, Jr. and J. Richard Walker 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February, A. D., 1991.

Perry J. King
Notary Public

3005 Dundee Lane
Birmingham, AL 35242