

This instrument was prepared by

(Name) WALLACE, ELLIS AND FOWLER

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



Shelby Cnty Judge of Probate, AL  
01/10/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighteen Hundred and no/100(\$1800.00) Dollars

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

L. N. Wyatt and Kathleen E. Wyatt, husband and wife

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

Mavis Earlene Sims, a single woman

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

Shelby

County, Alabama, to-wit:

A part of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 35, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows; commence at the Southwest corner of said  $\frac{1}{4}$   $\frac{1}{4}$  Section and run thence East along the Southern boundary thereof a distance of 692.15 feet to the Southwest corner of Goldman Hill lot, thence turn left an angle of 87 deg. 35 min. and run Northerly along the Western boundary of the Goldman Hill lot a distance of 210 feet to the point of beginning, which point is also the Northwestern corner of the Goldman Hill lot, thence continue in the same direction a distance of 286.5 feet to a point, thence turn to the right an angle of 63 deg. 13 min. and run a distance of 76.0 feet, thence turn an angle of 81 deg. 56 min. to the right and run a distance of 397.5 feet to a point, thence turn to the right an angle of 124 deg. 43 min. and run West 155.2 feet to a point which is the Northeast corner of the Goldman Hill lot, thence continue in the same direction a distance of 139.78 feet to the point of beginning.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1973 JAN 10 AM 10:06  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Clerk of Probate  
JUDGE OF PROBATE

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 2nd day of January, 1973.

(Seal)

(Seal)

(Seal)

L. N. Wyatt sr (Seal)  
Kathleen E. Wyatt (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that L. N. Wyatt and Kathleen E. Wyatt, husband and wife 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 2nd day of January, A. D., 1973.

Ruth J. Brown

BOOK 278 PAGE 161