

STATE OF ALABAMA *

SHELBY COUNTY *

WARRANTY DEED

That in consideration of the sum of One Dollar (\$1.00) and love and affection and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledge, I, Cora Cain Kitson, a widow, grants, bargains, sells and conveys unto Virgil Kitson, III, the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel #1

All of that part of the west three-quarters of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 20, Range 2 West, which lies north and west of the northwest right of way line of Shelby County Highway 11; Except:

A lot in the southwest corner of the west three-quarters of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ more particularly described as follows: Begin at the southwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence east along the south line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 135 feet, thence north and parallel with the west line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 195 feet, thence west and parallel with the south line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 135 feet; thence south along the west line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 195 feet to the point of beginning. also except the following parcel:

From the northwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 West run easterly along the north boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 996.83 feet; Thence turn an angle of 88 degrees, 00 minutes, 30 seconds to the right and run southerly 306.07 feet to the point of beginning of the land herein described and conveyed, thence continue southerly along the last said course for 310.38 feet, more or less, to a point on the northwest Right of Way line of Shelby County Road No. 11; thence turn angle of 29 degrees, 25 minutes, 30 seconds to the right and run southwesterly along the northwest R.O.W. line of said road for 293.55 feet; thence turn an angle of 150 degrees, 34 minutes, 30 seconds to the right and run northerly 538.68 feet; thence turn an angle of 79 degrees, 15 minutes to the right and run northeasterly 146.80 feet to the point of beginning.

This land being a part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 West and being 1.40 acres, more or less being the same property as that conveyed by Cora Cain Kitson, a widow, to Fred A. Smith, by a Warranty Deed of Correction dated February 14, 1973, recorded in the Probate Court of Shelby County in Book 278, at Page 678.

Except also the following parcel:



19730620000035190 1/3 \$.00
Shelby Cnty Judge of Probate, AL
06/20/1973 12:00:00 AM FILED/CERT

BOOK 281 PAGE 3



From the southwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 West run northerly along the west boundry line of said Quarter-Quarter section for 328.65 feet to the point of beginning of the land herein described; Thence turn an angle of 68 degrees, 00 minutes to the right and run northeasterly 215.0 feet; Thence turn an angle of 68 degrees, 00 minutes to the left and run northerly parallel to the west boundry line of said Quarter-Quarter section 210.0 feet; thence turn an angle of 112 degrees, 00 minutes to the left and run southwesterly 215.0 feet to a point on the west boundry line of said Quarter-Quarter section; Thence turn an angle of 68 degrees, 00 minutes to the left and run southerly along the west boundry line of said Quarter-Quarter section 210.0 feet to the point of beginning. This land being a part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 West, Shelby County, Alabama, and being 0.988 acres, more or less being the same property as that conveyed by Cora Cain Kitson, a widow to Virgil Kitson, III and wife, Donna W. Kitson, by a Warranty Deed dated October 13, 1970 and recorded in the Probate Court of Shelby County in Book 264, at Page 566.

Parcel #2

All that part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 20, Range 2 West, which lies north and west of the north-west right of way line of Shelby County Highway 11; Except the following parcel:

Begin at the northwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, thence east along the north line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 100 feet, thence southerly and in a line paralled with the west line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ to the northwest right of way line of Shelby County Highway 11, thence in a southwesterly direction along the northwest right of way of said Highway 11 to the point where said right of way intersects the west line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, thence north along the west line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ to the point of beginning.

Parcel #3

Begin at the point where a line 110 feet south of and paralled to the north line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ intersects the southeast right of way line of Shelby County Highway 11; thence from the point thus obtained in a southwesterly direction along the southeast right of way of said Highway 11 to the point where the southeast right of way line of Highway 11 intersects the northwest right of way line of the Atlantic Coastline Railroad, thence in a northeasterly direction along the northwest right of way of said railroad to the point where the said line 110 feet south of and paralled to said north line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ intersects the northwest right of way line of said railroad, thence west along said line to the point where said line intersects the southeast right of way line of Highway 11, the point of beginning.

Parcel #4

Begin at the point where a line 178 feet north of and parallel with the south line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ intersects the northwest right of way line of the Atlantic Coastline Railroad; thence from the point thus obtained in a northeasterly direction along the northwest right of way of said railroad to the point where said northwest right of way of said railroad intersects the east line of the west three-quarters of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence north along said east line of the west three-quarters of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ to the point where said east line intersects the southeast right of way line of Shelby County Highway 11, thence southwesterly along the southeast right of way line of said Highway 11, to the point where the said line 178 feet north of and parallel to said south line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ intersects the southeast right of way line of Highway 11, thence east along said line to the point where said line intersects the northwest right of way line of the Atlantic Coastline Railroad, the point of beginning.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free and clear from all encumbrances; unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18 day of June, 1973.

Cora Cain Kitson
Cora Cain Kitson

STATE OF ALABAMA

COUNTY OF

I, Lloyd E. Clayton, a Notary Public in and for said County, in said State, hereby certify that Cora Cain Kitson 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 same bears date.

Given under my hand and official seal this 18 day of June, 1973.

Lloyd E. Clayton
Notary Public

This instrument was prepared by:
Lloyd E. Clayton, Attorney At Law
527 Frank Nelson Building
Birmingham, Alabama, 35203

19730620000035190 3/3 \$.00
Shelby Cnty Judge of Probate, AL
06/20/1973 12:00:00 AM FILED/CERT

5
BOOK 281 PAGE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 JUN 20 AM 12:42
JUDGE OF PROBATE
Cora Cain Kitson
U.C.C. FILE NUMBER OR
REG. BK. & PAGE AS SHOWN
ON FILE