

(Name) HARRISON AND CONWILL  
(Address) Columbiana, Alabama

Jefferson Land Title Service Co., Inc.  
AGENTS FOR  
Mississippi Valley Title Insurance Company

4864  
WARRANTY DEED

STATE OF ALABAMA }  
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand Dollars and other good and 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,

Marvin Eugene Hall and wife, Mary E. Hall

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

Ovid Merchant, Sr.



19740417000018240 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
04/17/1974 12:00:00 AM FILED/CERT

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

A parcel of land situated in the NW $\frac{1}{4}$  of Section 3, Township 24 North, Range 12 East described as follows: Commence at a point where the south boundary of Alabama State Highway No. 25 intersects the west boundary of Wilson Drive and go south 4 deg. 17 min. east along this west boundary 149.0 feet; thence south 85 deg. 43 min. west for 172.0 feet; thence south 18 deg. 04 min. east for 34.0 feet; thence south 73 deg. 00 min. west for 31.80 feet; thence north 8 deg. 29 min. west for 124.30 feet to the SE corner of Alabama Gas Company pump house property; thence north 14 deg. 46 min. west for 49.50 feet to the northeast corner of said pump house and the south boundary of Highway No. 25; thence in a northeasterly direction go 214.47 feet along a curve having a central angle of 16 deg. 48 min., a radius of 731.63 feet and subtended by a cord bearing north 81 deg. 20 min. east for 213.75 feet to the point of beginning, containing 0.68 acres or 29,826 square feet; subject to any easements, restrictions or rights-of-ways of record.

This property is zoned commercial by the City of Montevallo for light industry.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 7th day of March, 1974.

BOOK 286 PAGE 442  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1974 APR 17 PM 3:45  
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
Clerk of Probate  
JUDGE OF PROBATE

(SEAL)

Marvin Eugene Hall  
Marvin Eugene Hall

(SEAL)

Mary E. Hall  
Mary E. Hall

(SEAL)

(SEAL)

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, Ann P. Snow, a Notary Public in and for said County, in said State, hereby certify that Marvin Eugene Hall and wife, Mary E. Hall

whose name(s) 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 3rd day of April, A.D. 19 74

Ann P. Snow  
Notary Public