

This instrument was prepared by

(Name) James R. Davis

(Address) 202 Title Building, Birmingham, AL 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19750909000049190 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/09/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-Five Thousand Six Hundred Thirty and no/100ths-(\$35,630.00)-DOLLAR

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

J. B. Davis and wife, Bobbie H. Davis, and Ralph S. Tully and wife, Rodonna Tully

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto the following persons herein known as GRANTEES: Essie Edna Renshaw and son, Donald W. Renshaw, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

LEGAL DESCRIPTION

Begin at the Southeast corner of the Southeast Quarter of Northwest Quarter of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama, thence Northerly along the east line of said 1/4 - 1/4 Section, and extension thereof a distance of 1472.07 feet to the south right-of-way boundary of Liberty Road; thence 130° 20' 12" left to the chord of a curve to the right, said curve being subtended by a central angle 22° 25' 23" and having a radius of 765.36 feet, thence along the arc of said curve 299.52 feet to the point of tangent, thence along said tangent 74.43 feet to the point of a curve to the left, said curve being subtended by a central angle of 19° 36' 30", and having a radius of 548.69 feet, thence along the arc of said curve 187.78 feet to the point of tangent, thence along said tangent and said right-of-way 303.53 feet to the NW corner of said tract, thence 40° 46' 45" left, leaving said road in a southerly direction 919.50 feet to the south line of said 1/4 - 1/4 Section, thence easterly along said 1/4 - 1/4 Section Line 645.64 feet to the point of beginning, containing 17.82 acres, more or less.

Minerals and mining rights are excepted as to that portion of subject real property in the SE 1/4 of the NW 1/4, Section 35, Township 19 South, Range 1 West. Subject also to Restrictions of record to be filed by Grantors herein prior to the recording of this conveyance.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 1st

day of August, 1975.

(Seal) _____
(Seal) _____
(Seal) _____
(Seal) _____

J. B. Davis (Seal)
J. B. Davis
Bobbie H. Davis (Seal)
Bobbie H. Davis
Ralph S. Tully (Seal)
Ralph S. Tully
Rodonna T. Tully (Seal)
Rodonna Tully

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 J. B. Davis and wife, Bobbie H. Davis, Ralph S. Tully and wife, Rodonna Tully 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 1st day of August, A. D., 1975.

Loretta Freeman

Notary Public.

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STATE OF ALA. SEAL OF CH.
I CERTIFY THAT THIS
INSTRUMENT WAS FILED
1975 SEP -9 PM 8:32
Seal 35600
JUDGE OF PROBATE