

This instrument prepared by  
(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIX 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,

Joe B. Martin and wife, Janet N. Martin

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

Douglas Joseph

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

All of the S $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 23, Township 20, Range 1 West, lying West of Columbiana-Chelsea public Road, except a two acre parcel described as follows: Begin at a point on the south line of the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 23 where said line intersects with the West line of the Columbiana and Chelsea Public Road and run West along said forty acre line 420 feet; thence in a Northeasterly direction parallel with said Columbiana-Chelsea Road 210 feet; thence run East parallel with South line of said forty acres 420 feet to the West right of way line of said Columbiana-Chelsea Road; thence Southwest along the West line of said road 210 feet to point of beginning. ALSO EXCEPT the following described lands: Begin at the point where the West line of the Columbiana-Chelsea Public road crosses the North line of the S $\frac{1}{2}$  of NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 23, Township 20, Range 1 West and run West along North line of said S $\frac{1}{2}$  of NW $\frac{1}{4}$  of SW $\frac{1}{4}$  for 420 feet; thence in a Southerly direction parallel with the West line of said road 210 feet; thence East and parallel with the North line of the S $\frac{1}{2}$  of NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 23, 420 feet to the West line of said road; thence Northerly along same 210 feet to the point of beginning.

A part of the S $\frac{1}{2}$  of NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 23, Township 20, Range 1 West, described as follows: Commence at the SW corner of said Section 23, and run East along South line of said Section a distance of 606.20 feet to West right of way line of Columbiana-Chelsea Road; thence North 12 deg. 22' East along said right of way line a distance of 1849.40 feet to point of beginning; thence continue North 12 deg. 22' East along said right of way line a distance of 76.5 feet to South line of Blackerby Land; thence South 89 deg. 45' West along South line of Blackerby land a distance of 420 feet; thence run in a Southeasterly direction to point of beginning.

It is intended to convey all property owned by T. S. and/or Bessie Martin at the time of their deaths.



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Shelby Cnty Judge of Probate, AL  
03/30/1977 12:00:00AM FILED/CERT

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 30 day of March, 1977.

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

1977 MAR 30 AM 2:26

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe B. Martin and wife, Janet N. Martin 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 30 day of March 1977.

Nancy K. Farmer

Notary Public.