

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

8496

(Address) COLUMBIANA, ALABAMA

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: See 1749

That in consideration of Six Thousand and No/100 (\$6,000.00)-----Dollars

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

Joe L. Tidmore and wife, Brenda B. Tidmore; and Charles O. Tidmore and wife, Joyce V. Tidmore

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

Sherman Holland, Jr.

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

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 25, Township 20 South, Range 3 West, and thence run West along the North line of said quarter-quarter section a distance of 461.01 feet to the West right of way of U. S. Highway No. 31; thence turn an angle of 75 deg. 31 min. to the left and run along said Highway right of way a distance of 674.74 feet to the point of beginning; thence continue along said Highway right of way a distance of 239.02 feet to the intersection thereof with the centerline of the Old Birmingham-Montgomery Highway (now abandoned); thence turn an angle of 169 deg. 12 min. to the right and run a distance of 231.90 feet along said centerline of said abandoned Old Birmingham-Montgomery Highway and along the East line of a parcel heretofore conveyed to Sherman Holland, Jr., as shown by deed recorded in Deed Book 303 at page 226, Office of Judge of Probate of Shelby County, Alabama; thence turn an angle of 86 deg. 19 min. to the right and run a distance of 44.88 feet to a point on the West right of way line of U. S. Highway No. 31 and the point of beginning. Situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated February 18, 1977.

Minerals and mining rights excepted, and subject to easements and rights of way of record.

The grantors further quit claim to the grantee all right, title, and interest which they may have in and to any right of way of the Old Birmingham-Montgomery Highway which lies West of the above described parcel.

19770510000045100 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/10/1977 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 28th day of April, 1977.

I CERTIFY THIS INSTRUMENT WAS FILED

1977 MAY 10 PM 3:18

Rec. 250
Ind. 1.00

Judge of Probate

See mtg. Bk 364 Page 806

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 L. Tidmore and wife, Brenda B. Tidmore; and Charles O. Tidmore and wife, Joyce V. Tidmore, 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 28th day of April, A. D., 1977

Mary D. Thompson
Notary Public