

This instrument was prepared by
(Name) J. [redacted] Watson, Attorney at [redacted]
(Address) P. O. Box 987, Alabaster, AL 35007

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 One Thousand & no/100 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, R. O. Bean and wife Audrey Bean

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

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

See Attached Exhibit "A"

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19770805000081100 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/05/1977 12:00:00AM FILED/CERT

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

And ~~X~~(we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~X~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~(we) will and ~~our~~ (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 29th day of June, 1977.

(Seal) R. O. Bean (Seal)
R. O. Bean
(Seal) Audrey Bean (Seal)
Audrey Bean
(Seal)

STATE OF ALABAMA }
Shelby COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. O. Bean and Audrey Bean whose names 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 29th day of June, A. D. 1977.

Nora Whatley
P.O. Box 22
Montevallo

Joel C. Watson
Notary Public
Commission expires 2/28/79

E X H I B I T " A "

LEGAL DESCRIPTION:

That part, or parcel of land, situated in the Southwest Quarter of the Northeast Quarter of Section 3, Township 24, Range 12 East, and more particularly described as follows: Commencing at a point where the Western boundary line of said Southwest Quarter of the Northeast Quarter of said Section 3 intersects with the South right of way line of the Montevallo and Calera paved Highway, and run thence in an Easterly direction along the Southern right of way line of said Highway a distance of 340 feet, more or less, to the Eastern boundary line of a certain street which runs North and South and intersects with the said Southern right of way line of said Highway, for a point of beginning of the tract herein described and conveyed; run thence in a Southerly direction along the said Eastern boundary of said street a distance of 100 feet; run thence in an Easterly direction and parallel with the South right of way line of said Highway a distance of 150 feet; run thence in a Northerly direction and parallel with said street a distance of 100 feet to the intersection with said South right of way line of said Montevallo and Calera paved highway; run thence in a Westerly direction along the Southern right of way line of said paved highway a distance of 150 feet to the point of beginning. Situated in Shelby County, Alabama.

A part of the Southwest 1/4 of Northeast 1/4 of section 3 Township 24 Range 12 east described as beginning at a point on the south line of the right of way of the Montevallo and Calera highway, which point is 340 feet east of the west line of said 40 acres, and run east along said highway right of way 150 feet, thence South 200 feet, thence west 150 feet, thence north 200 feet to the point of beginning. Less that certain lot previously deeded by R. S. Anderson and Irene Anderson to R. O. Bean, it being the intention and purpose to herein convey the said lot to the grantees herein, adjoining and situated south of the lot previously deeded to R. O. Bean, 100 feet by 150 feet.

Commence at the intersection of the East line of Gardner Street with the South right of way line of the Montevallo-Calera public road, also known as Highway No. 25, thence East along the South right of way line of said Highway 25, 340 feet to the intersection of the East line of Middle Street with the South right of way line of Highway 25, thence South along the East line of Middle Street, 200 feet for point of beginning of the lot herein conveyed; and from said point of beginning continue South along the East line of Middle Street, 25 feet, thence East and parallel with the South right of way line of Highway 25, 150 feet thence North and parallel with Middle Street 25 feet, thence West and parallel with the South right of way line of Highway 25, 150 feet to the point of beginning.

Said lot being situated in the SW 1/4 of NE 1/4 of Section 3, Township 24, Range 12 East, and being in the Town of Montevallo, Alabama.

Subject to easements and restrictions of record.

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Shelby Cnty Judge of Probate, AL
08/05/1977 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THAT

1977 AUG -5 PM 3:36

<i>Reed East</i>	1.00
<i>Thomas R. Lanning, Jr.</i>	
JUDGE OF PROBATE <i>Rec.</i>	3.00
<i>Jud.</i>	1.00
	<hr/> 5.00