

609

This instrument was prepared by Harrison, Conwill, Harrison & Justice Attorneys at Law, P. O. Box 557 Columbiana, Alabama 35051, without the benefit of title evidence or survey.

WARRANTY DEED

500.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten (\$10.00) Dollars

_____ to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, LILLIE MARY SPEARMAN, a widow (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto HAZEL EPPERSON, RUBY CAGLE, ELEANOR VANSANT (herein referred to as grantee, whether one or more), all of my right, title and interest in and to the following described real estate, situated in SHELBY County, Alabama. to-wit:

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That tract, or lot of land, situated in the NW¼ of the SW¼ of Section 24, Township 21 South, Range 1 West, described as follows: Beginning at a point 25 feet East of the Southwest corner of said NW¼ of the SW¼ of said Section 24, and run thence East along the South line of said forty a distance of 1312 feet, more or less, to the Southeast corner of said last named forty acres; run thence North along the East line of said forty acres a distance of 683 feet to a point; run thence West and parallel with the South line of said forty acres a distance of 1022 feet to a point; run thence South and parallel with the West line of said forty acres a distance of 457.7 feet; run thence West and parallel with the South line of said forty acres, a distance of 290 feet to a point; run thence South and parallel with the West line of said forty acres a distance of 225.3 feet, more or less, to the point of beginning and containing 17.5 acres, more or less, and all situated in the NW¼ of the SW¼ of Section 24, Township 21 South, Range 1 West.

ALSO, a lot or parcel of land in the Town of Columbiana, Shelby County, Alabama, in the SW¼ of the SW¼ of Section 24, Township 21, Range 1 West, more particularly described as follows: Begin at a point on the West line of said forty acres where the North line of Sterrett Street intersects said West line of said forty which point is about 540 feet North of the Southwest corner of said forty acre tract, and from said point of beginning, which is a point of reference, run East along the North line of said Sterrett Street 210 feet to the point of beginning, of the lot herein conveyed; and from said point of beginning continue East along the North side or line of Sterrett Street 105 feet; thence North 780 feet, more or less, to the North line of said forty; thence West 105 feet; thence South 780 feet, more or less, to the point of beginning, containing two (2) acres, more or less.

Grantor herein reserves a life interest in the above described property.

RE 2 Box 5
Columbiana AL 35051

LESS AND EXCEPT the following described parcel:
That part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 21, South, Range 1 West, described as commencing at the Southwest corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 24, and run thence East along the South line of said forty acres for a distance of 315 feet to the point of beginning of the tract of land hereinafter described and conveyed, which point is marked by an iron pin driven in the ground: Run thence East along the South line of said forty acres a distance of 1022 feet, more, or less, to the Southeast corner of said forty acres; run thence North along the East line of said forty acres a distance of 683 feet to an iron pin driven in the ground; thence run West and parallel with the South line of said forty acres a distance of 1022 feet to an iron pin; run thence South and parallel with the East line of said forty acres a distance of 683 feet to the point of beginning, and containing 16.1 acres, more or less.

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

And I do, for myself, and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 have hereunto set my hand and seal this 13th day of April, 1983.

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

1983 APR 13 AM 11:38

Lillie Mary Spearman (SEAL)
Lillie Mary Spearman

STATE OF ALABAMA

Thomas A. [Signature]
JUDGE OF PROBATE

Deed TAX. 50
Rec 3.50
Jud 1.00
5.00

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lillie Mary Spearman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of April, 1983.

W. R. Justice
Notary Public

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