

\$500.00

HARRISON, CONWILL & HARRISON

P. O. BOX 557

937

Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and love and affection

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

Jean B. Merrell, a widow

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

Kathy Southall, Tomi Wiggins and Connie Creech

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

An undivided one-fourteenth (1/14) interest in and to the following described real estate:

Commence at the Northeast corner of the SW $\frac{1}{4}$ of Section 1, Township 24 North, Range 15 East; thence proceed in a Southerly direction along the East boundary of said $\frac{1}{4}$ Section for a distance of 645.0 feet to a point; thence turn an angle of 17 deg. 14 min. to the right and run 326.22 feet to the point of beginning of the parcel of land herein described; being a point on the South R.O.W. line of a County Road; thence continue in the same direction for a distance of 514.68 feet to a point; thence turn an angle of 79 deg. 23 min. to the left and run 281.79 feet to a point; thence turn an angle of 117 deg. 51 min. to the left and run 103.1 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and run 40.0 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed in a Northerly direction along the West boundary of a County Road (Project A.P. 17) for 496.94 feet to a point, also being a point on the South R.O.W. line of a County Road, (spur off Project A.P. 17); thence turn an angle of 67 deg. 46 min. to the left and run along said South R.O.W. line for 61.23 feet to the point of beginning. Said parcel of land is lying in the SW $\frac{1}{4}$ of Section 1, Township 24 North, Range 15 East, and contains 1.84 acres.

Subject to existing leases presently in force on said property.

Subject to any rights-of-way of record.

Grantor reserves unto herself, her heirs and assigns the right to use the above described property to launch boats. Said right specifically is reserved to any owners of the Grantor's present home place.

Deed TAX .50
Res 2.00
Ind 1.00
3.50

1984 JAN 23 AM 9:33

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of December, 19 83

(SEAL)

Jean B. Merrell
Jean B. Merrell

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

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 Jean B. Merrell, a widow

whose name(s) 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 30th day of December

A.D. 19 83

Hugh M. Merrell
Rt 1 Box 30-B
Shelby AL 35143

H. Merrell
Notary Public