Warranty Deed

STATE OF ALABAMA)
SHELBY COUNTY

For and in consideration of the payment of Two Hundred Forty and no/100 Dollars (\$240.00) to the Shelby Iron Company of Alabama, hereinafter called the "Grantor", by Clifton Wells, hereinafter called the "Grantee", the receipt of which payment is acknowledged, the grantor does hereby grant, bargain, sell and convey to the grantee the following described real estate, to-wit:

Begin at the Southeast corner of the Northwest fourth (NW1) of the Northeast fourth (NE1) Section 18, Township 21 South, Range 2 West. Thence north 2 degrees and 15 minutes west along forty line 473 feet to point of beginning. Thence north 87 degrees and 15 minutes west 601 feet to east boundary to the Birmingham and Montgomery highway, Right of Way. Thence north 40 degrees and 30 minutes west along said right of way 102 feet. Thence north 72 degrees and 1 minute east 686 feet to east boundary line of said forty. Thence south 2 degrees and 15 minutes east 320 feet to point of beginning, lying and being in the Northwest fourth (NW1) of the Northeast fourth (NE1) of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama.

subject to any existing rights-of-way.

To have and to hold unto the said grantee, his heirs and assigns forever.

And the grantor does, for itself, its successors and assigns, covenant with the said Clifton Wells, his heirs, personal representatives and assigns, that with the exception of any existing rights-of-way over the said property, particularly but not specifically that part of said property which is referred to as the old Montgomery Highway, it is lawfully seized in fee simple of the said premises; that they are free from any encumbrances except taxes for the current year and that, subject to the foregoing exceptions, it has a good right to sell and convey the same; that it will and its successors and assigns shall warrant and defend the same unto the said Clifton Wells, his heirs, personal representatives and assigns against the lawful claims of all persons.

To have and to hold to the said Clifton Wells, his heirs, personal representatives and assigns forever.

IN WITNESS WHEREOF the Shelby Iron Company of Alabama by its officers thereunto duly authorized has executed this conveyance this the 27th day of July, 1937.

SHELBY IRON COMPANY OF ALABAMA

Attest: W. J. Shillito Secretary

By H. L. Morrow President.

STATE OF ALABAMA)
SHELBY COUNTY

7: -

I, A. B. Bristow, a Notary Public in and for said County in said State, hereby certify that H. L. Morrow, whose name as President of the Shelby Iron Company of Alabama, a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 27th day of July, 1937.

A. B. Bristow Notary Public in and for said State and County.

Filed for record in this office the 4th day of August, 1937 at 8 AM and recorded in Deed Record #103,85ATpage 72.46AAN xamined.

S D Frivilege Tax has been paid on the within instrument as required by law.

SHELBY COUNTY

L. C. WALKER, JUDGE OF PROBATE L. C. Walker, Judge of Probate