WAR RANTY DEED

STATE OF ALABAMA)

Know all men by these presents, that for and in consideration of one Hundred SHELBY COUNTY and 00/100(\$100.00) Dollars and other good and valuable considerations to the undersigned grantor W. F. Goodwin, an unmarried man in hand paid by Ida Elizabeth Champlin the receipt whereof is acknowledged I the said W. F. Goodwin do grant, bargain, sell and convey unto the Champlin $\sqrt{\text{said}}$ Ida Elizabeth/the following described real estate to-wit:

All that part of the E_2^{\perp} of SW $_4^{\perp}$ of Section 2 Township 22, Range 3 West, which lies West of the Montevallo and Ashville public road and North of Moore Spring Branch.

Also all that part of the $S_{2}^{\frac{1}{2}}$ of $NW_{4}^{\frac{1}{4}}$ of Section 2, Township 22 Range 3West which lies South of the Columbiana and Tuscaloosa public road and West of the Montevallo and Ashville public road, and East of Eastermost prong of the Spring Branch, the West line of that last named subdivision hereby conveyed following the Eastermost prong of said Spring Branch Northwesterly to Slaughter Spring; thence due North to said Tuscaloosa road. All in Section 2, Township 22, Range 3 West, except the following portion thereof: Begin at the intersection of the South line of said Columbiana and Tuscal oosa public road with the West line of the Montevallo and Ashville public road for a starting point; run thence NorthWesterly along said South line 420 feet; thenke South 2° 30' East 225 feet; thence South 72° 30' East 437 feet to the West line of said Montevallo and Ashville public road, thence North a ong the West line of said road to the point of beginning.

/The property herein conveyed being described by metes and bounds as follows: Begin at the NB corner of the NW $_4$ of SW $_4$ of said Section 2 for a starting point, run thence South 88° West along the North line of said forty acre tract 292.5 feet; thence North 23° 45° East 147.5 feet; thence North 29° 15' West 78 feet; thence North 28° 45' East 68 feet; thence North 39 15' West 241.8 feet; thence North 1° 30' West 160 feet; thence North 32° East 45 feet; thence North 28° West 46 feet to Spring; thence North 182 feet to the South line of the Columbiana and Tuscaloosa road, thence In a Southwestwardly direction along the South line of the Columbiana Tuscaloosa road to a point 420 feet from the West line of the Montevallo and Ashville road, thence South 2°30' East 225 feet; thence South 72° 30' East 437 feet to the West line of said Montevello and Ashville road, thence South 2° 30' East along the West line of said Montevallo and Ashville road 464.6 feet; thence South 15° 5'8West 861 feet; thence South 68° 25' West 503 feet; thence South 69° West 321.7 feet; thence South 66° West 81 feet; thence South 57° 15' West 64.7 feet; thence South 73° 45' West 103 feet; thence North 2° 30' West 1419 feet to the point of beginning.

Situated in Shelby County, Alabama.

To have and to hold to the said IdaElizabeth Champlin, her heirs and assigns forever. And I do, for myself and for my heirs, executors and administrators covenant with the said Ida Elizabeth Champlin, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; that I have a good right to sell and conveyathe same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Ida Elizabeth Champlin, her heirs and assigns forever against the lawful claims of all persons.

There is excepted from the above warranties outstanding easements and rights of way for electric power lines now shown by the abstract, and an existing mortgage in the principal sum of \$1940.50 to Russell M. Bridges, as Trustee, recorded in Vol. 184 page 249, Probate Judge's

Office. Shelby County, Alabama which mortgage is assumed by grantee. In witness whereof, I have hereunto set my hand and seal, this 22nd day of October 1940.

W. F.Goodwin (seal) WITNESSES: Wm. J. Thornton

STATE OF ALABAM A(JEFFERSONCOUNTY) I, Wm. J. Thonnton, a Notary Public in and for said County, in said State, hereby certify that W. F. Goodwin, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me acknowledbed before me on this day that, being informed of the contents of the conveyance, he executed the same volumtarily on the day the same bears date.

Given under my hand, this 22nd day of ctober A. D. 1940.

Wm.J. Thornton, Notary Public

L. C. Walker, Judge of Probate some as realized by Filed for record in this office on 23rd Oct. 1940 and recorded and duly examined.