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WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

BOOK 160 PAGE 91

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SIX THOUSAND AND NO/100 DOLIARS (\$6,000.00), to the undersigned grantors, E. J. SULLIVAN and wife, MARGIE SULLIVAN, in hand paid by L. O. BROWN and wife, VERNIE BROWN, the receipt whereof is acknowledged, we the said E. J. SULLIVAN and MARGIE SULLIVAN do grant, bargain, sell and convey unto the said L. O. BROWN and VERNIE BROWN, the following described real estate situated in Shelby County, Alabama, to-wit:



Lots 2, 11 and 12 in Block 1, according J. W. Johnston's addition to Town of Columbiana as shown by map of said survey on record in the Probate Office of Shelby County, Alabama, said lots being more particularly described as: Commencing at the NW corner of Section 25, Township 21 South, Range 1 West, and running thence Easterly along the section line 614.4 feet to the East margin of Thompson Street in the Town of Columbiana, Shelby County, Alabama; thence South 18 degrees 30 minutes East along the East margin of said Thompson Street a distance of 424 feet, which said point is the SW corner of the Jay Falkner land, and also being the point of intersection of the East margin of Thompson Street and the North margin of Center Street; thence North 75 degrees 15 minutes East along the South boundary of said Jay Falkner land and the North margin of Center Street a distance of 140 feet to the SE corner of said Jay Falkner land and the intersection of said Center Street with a 20 foot alley running perpendicular and across said Center Street; thence continue in the same direction North 75 degrees 15 minutes East 20 feet to the intersection of the North margin of said Center Street with the East margin of said alley; thence South 18 degrees 30 minutes East 40 feet to the intersection of the South margin of Center Street with the East margin of said alley, which point is further located by the NW corner of the Charles Foster lot; thence continue South 18 degrees 30 minutes East along the East margin of said alley a distance of 200 feet to an iron pin, which point is located at the NW corner of Lot #11 in Block 1, according to said J. W. Johnston's addition to the Town of Columbiana, and which point is on the East margin of said above mentioned alley, and which point forms the point of beginning of the lots herein described and conveyed:

From said point of beginning run North 71 degrees 47 minutes East 140 feet to an iron pin; thence South 18 degrees 30 minutes East 50 feet; thence South 71 degrees 47 minutes West 140 feet to an iron pin; thence North 18 degrees 30 minutes West 50 feet to point of beginning, said lot being Lot #11 in Block 1, according to said J. W. Johnston's addition to the Town of Columbiana.

Also a lot described as commencing at the SE corner of said above described Lot #11 and run thence South 18 degrees 30 minutes East 50 feet to an iron pin; thence South 71 degrees 47 minutes West 140 feet to an iron pin; thence North 18 degrees 30 minutes West 50 feet to an iron pin; thence North 71 degrees 47 minutes East 140 feet to point of beginning, said lot being Lot #12 in Block 1, according to said J. W. Johnston's addition to the Town of Columbiana.

Also a lot described as commencing at the NW corner of said Lot #11 as above described and running thence South 71 degrees 47 minutes West 20 feet to the West side of the above described alley for the point of beginning of the lot herein conveyed; thence South 18 degrees 30 minutes East along the West margin of said alley 50 feet; thence South 71 degrees 47 minutes West 147 feet to an iron pin located on the back of curb line of Thompson Street; thence North 19 degrees 21 minutes West along the East margin of Thompson Street 50.12 feet to an iron pin; thence North 71 degrees 47 minutes East 148.05 feet to point of beginning, said lot being Lot #2 in Block 1, according to said J. W. Johnston's addition to Town of Columbiana.

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Said above described lots being located in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said L. O. BROWN and VERNIE BROWN, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said L. O. BROWN and VERNIE BROWN, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall, warrant and defend the same to the said L. O. BROWN and VERNIE BROWN, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2nd day of May, 1953.

E. J. Sullivan (SEAL)

Margie Sullivan (SEAL)

STATE OF ALABAMA)

SHELBY COUNTY)

I, Wales W. Wallace, Jr., a Notary Public for the State of Alabama at large, hereby certify that E. J. SULLIVAN and wife, MARGIE SULLIVAN, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 2nd day of MAY, 1953.

Wales W. Wallace, Jr.
Notary Public

Filed in the office of the Probate Judge on the 4 day of May 1953 at 3:30 o'clock P M
and recorded in Deed Book 160 Page 91 this 6 day of May 1953
Deed Tax 6.00 Mortgage Tax — has been paid.
L.C. Walker, Judge of Probate