

WARRANTY DEED—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALABAMA

State of Alabama

SHELBY

County }

BOOK 166 PAGE 473

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred (\$100.00) Dollars and other good and valuable consideration.

to the undersigned grantor W. J. Strickland.

in hand paid by Harry D. Lees and Ernest Falkner, Jr.

the receipt whereof is acknowledged I the said

W. J. Strickland, an unmarried man

do grant, bargain, sell and convey unto the said

Harry D. Lees and Ernest Falkner, Jr.

the following described real estate, situated in SHELBY

County, Alabama, to-wit:

Begin at the Southwest corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 21, Township 20, Range 3 West, Shelby County, Alabama; run thence East along the South line of said quarter-quarter section to the Southeast corner thereof; run thence North along the East line of said quarter-quarter section 300 feet, more or less, to the center line of the easement and right-of-way of Southern Natural Gas Corporation as same is presently located; thence run in a Northwesterly direction along said center line 1100 feet, more or less, to its intersection with the center line of Chert Road; run thence in a generally Southwesterly direction along the center line of said road 1000 feet, more or less, to the West line of said quarter-quarter section; thence South along the west line of said quarter-quarter section 300 feet, more or less, to the point of beginning.

Except right of way or easement of Southern Natural Gas Company as recorded in Deed Book 90, Page 336, also transmission line permit in favor of Alabama Power Company as recorded in Deed Book 138 (or 130), Page 217, as appear of record in office of the Judge of Probate of Shelby County, Alabama. Also except right of way for road.

TO HAVE AND TO HOLD, To the said Harry D. Lees and Ernest Falkner, Jr., their

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Harry D. Lees and Ernest Falkner, Jr., their

heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; except 1954 taxes which the grantees herein agree to assume and pay

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

Harry D. Lees and Ernest Falkner, Jr., their

heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal,

this 4th day of June, 1954.

WITNESSES:

W. J. Strickland (Seal.)
(W. J. Strickland)

State of ALABAMA
Shelby COUNTY }

I, *M. C. Sudduth*

hereby certify that W. J. Strickland, an unmarried man

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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

4 day of June, 1954.

M. C. Sudduth

Notary Public

State of Alabama

Filed in the office of the Probate Judge on the 9 day of June 1954 at 8 o'clock A.M.
and recorded in Deed Book 166 Page 473 this 15 day of June 1954.
Deed Tax 1.50 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate