

275 Federal Home

4322

WARRANTY DEED

Shelby County Printing & Publishing Co., Columbiana, Ala.

The State Of Alabama } BOOK 182 PAGE 82
SHELBY County }

Know all men by these presents, That in consideration of TWO THOUSAND and NO/100,
and other valuable considerations, DOLLARS

to the undersigned grantors Lilly Mary Blanchard and husband, Charles Blanchard,
James
in hand paid by/ Kenneth Cunningham, Jr., and wife, Nettie Catherine Cunningham,

the receipt whereof is acknowledged we the said Lilly Mary Blanchard and
husband, Charles Blanchard, do grant, bargain, sell and convey unto the said James
Kenneth Cunningham, Jr., and wife, Nettie Catherine Cunningham,

the following described real estate situated in Shelby County, Alabama, to-wit: A tract
of land situated in the Town of Montevallo, Alabama, and partly in the
Southwest Quarter of the Southeast Quarter, and partly in the Southeast
Quarter of the Southwest Quarter of Section 21, Township 22, South, Range
3 West, and partly in the Northwest Quarter of the Northeast Quarter and
partly in the Northeast Quarter of the Northwest Quarter of Section 28,
Township 22, South, Range 3 West, and more particularly described as follows,
to-wit: Begin at the Southeast corner of the Southeast Quarter of the
Southwest Quarter of said Section 21, Township 22, South, Range 3 West, and
turn an angle of 23 degrees and 17 minutes to the left and run 166.2 feet
to the point of beginning in center of old road: Thence turn at an angle
of 61 degrees and 32 minutes to the left and run along old road for a dis-
tance of 221.5 feet; thence turn an angle of 15 degrees and 02 minutes to
the right and run a distance of 358.8 feet; thence turn at an angle of 7
degrees and 21 minutes to the right and run a distance of 145.6 feet; thence
turn an angle to the left of 63 degrees and 13 minutes and run along the
Southeast right of way line of Island Street for a distance of 379.1 feet;
thence turn an angle to the left of 90 degrees and 00 minutes, and run
along the center of Vine Street for a distance of 300 feet; run thence at
an angle to the left of 55 degrees and 53 minutes for a distance of 221.4
feet; run thence at an angle to the right of 55 degrees and 53 minutes, for
a distance of 311 feet; thence run at an angle to the left of 90 degrees (and
along the Southeast side of East Boundary Street) for a distance of 219
feet; run thence at an angle to the right of 62 degrees and 15 minutes for
a distance of 440 feet to a point designated as "point A"; run thence in
the same direction as last course, about 30 feet to the center of Shoal
Creek; run thence along the center of said Shoal Creek in a Northeasterly
direction to a point opposite an iron corner called point "B", said point
"B" being located as follows: From point "A" and at an angle to the left
of 58 degrees and 37 minutes from last preceding course proceed a distance
of 70 feet; thence at an angle to the left of 26 degrees and 00 minutes for
a distance of 105.6 feet; run thence at an angle to the left of 21 degrees
and 38 minutes for a distance of 150.7 feet; run thence at an angle to the
left of 12 degrees and 07 minutes a distance of 157.2 feet; run thence at
an angle to the right of 104 degrees and 11 minutes for a distance of 210
feet to said point "B"; from the aforesaid point; from the aforesaid point
in said Shoal Creek opposite point "B", proceed about 30 feet North to said
point "B"; run thence at an angle to the left from last mentioned course of
97 degrees and 40 minutes for a distance of 89.6 feet; run thence at an angle
of 85 degrees and 16 minutes to the left and along said old road, as afore-
said, for a distance of 512.9 feet to the point of beginning, and containing
12.59 acres, more or less, and all situated in the Town of Montevallo, in
the County of Shelby, State of Alabama.

All according to a survey and map made on July 19, 1956, by Floyd
Atkinson, Civil Engineer, Registry No. 1352.

To have and to hold ^{James} To the said / Kenneth Cunningham, ¹⁸² and wife, ⁸³
Nettie Catherine Cunningham, their
heirs and assigns forever.

And ^{James} We do, for ourselves and for our heirs, executors and administrators,
covenant with the said / Kenneth Cunningham, Jr., and wife, Nettie Catherine Cunningham,
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 / Kenneth Cunningham, Jr., and wife,
Nettie Catherine Cunningham, their
heirs and assigns forever, against the lawful claims of all persons.

In witness whereof We have hereunto set our hand S. and seal S., this
30th., day of August, 19 56.

WITNESSES:

Lilly Mary Blanchard (Seal)
(Lilly Mary Blanchard)
(Seal)
Charles Blanchard (Seal)
(Charles Blanchard).
(Seal)

The State Of Alabama
SHELBY County

I, Paul O. Luck

a Notary Public, in and for said County, in said State,
hereby certify that Lilly Mary Blanchard and husband, Charles Blanchard,
whose name S. 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 30th., day of August, A.D., 19 56.

Paul O. Luck
Notary Public, Shelby County, Alabama.

STATE OF ALABAMA, SHELBY COUNTY
I, L. C. Walker, Judge of Probate, hereby certify that the within ^{Deed}
was filed for record the 30 day of Aug 56, at 8 o'clock
and recorded in ¹⁸² ⁸³ and the Mortgage Tax of
Deed Tax of 2.50 has been paid. L. C. Walker Judge of Probate

County