

2224

WARRANTY DEED

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

The State Of Alabama

Shelby County

BOOK 192 PAGE 307

Know all men by these presents, That in consideration of
Fifteen hundred dollars DOLLARS
to the undersigned grantor S Joe E. McCaleb and wife Jimmie Nell McCaleb
in hand paid by J. M. Allen and Sherry Allen

that
the receipt whereof is acknowledged the said Joe E. McCaleb and
wife Jimmie Nell McCaleb do grant, bargain, sell and convey unto the said
J. M. Allen and Sherry Allen

the following described real estate situated in Shelby County, Alabama, to-wit:

Commencing at the SW corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 16, Township 22, Range 3 West and running North 88 degrees 30 minutes East 465.4 feet, thence running North 26 degrees and 30 minutes West 377.6 feet to the SE side of Montevallo-Ashville Road; thence South 46 degrees 45 minutes West along said road 99.2 feet to the point of beginning of the lot herein conveyed; continue thence South 46 degrees 45 minutes West along said road 78.8 feet; thence run SE 300 feet to a point on the South boundary of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence East along said South boundary 96 feet; thence North 26 degrees 30 minutes West 100 feet; thence Northwesterly to the point of beginning, the same being a lot situated in the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 16, Township 22, Range 3 West.

Also a right of way or easement to be used as a common driveway between the owners of the lot herein conveyed and the owners of the lot lying immediately NE thereof, their guest, heirs or assigns, which said easement or right of way is described as beginning at the NE corner of the lot herein conveyed and running North 46 degrees 45 minutes East along the Montevallo-Ashville Road 6 feet; thence running Southeasterly and parallel to the NE boundary of the lot herein conveyed 100 feet; thence Southwesterly and parallel to the Montevallo-Ashville Road 6 feet to the NE boundary of the lot herein conveyed; thence run Northwesterly along said boundary 100 feet to point of beginning.

There is reserved, however, an easement or right of way to be used as a common driveway by the owners of the lot herein conveyed and the owners of the lot lying immediately NE thereof, their guests, heirs or assigns, which said easement or right of way is described as being a strip of land lying in the NE corner of the lot herein conveyed fronting 6 feet on the Montevallo-Ashville Road and running Southeasterly along the NE boundary of the lot herein conveyed a uniform width 100feet.



To have and to hold To the said

J. M. Allen and Sherry Allen, their heirs and assigns forever.

And We do, for OURSELVES and for our heirs, executors and administrators, covenant with the said J. M. Allen and Sherry Allen, 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

J. M. Allen and Sherry Allen, their

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

In witness whereof we have hereunto set our hand and seal, this 22nd day of March 1958, 19

WITNESSES:

Joe E. McCaleb (Seal)
Jimmie Nell McCaleb (Seal)
 (Seal)
 (Seal)

The State Of Alabama
 Shelby County

I, L. E. Shaw

Justice Of The Peace

a in and for said County, in said State, hereby certify that Joe E. McCaleb and wife Jimmie Nell McCaleb 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 22nd day of March 1958, A.D. 19

L. E. Shaw
 Justice Of The Peace

State of Alabama, Shelby County

I, L. C. Walker, Judge of Probate, do hereby certify that the within was filed in this office for record the day of March 1958 at 8 o'clock A.M. and recorded in Record Page 307 & examined. Deed Tax of \$ has been paid.

The State Of Alabama
 County

I,

a in and for said County, in said State, hereby certify that subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being sworn, stated that