

341X

WARRANTY DEED

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

The State Of Alabama }
SHELBY County

Know all men by these presents, That in consideration of ONE DOLLAR (\$1.00) DOLLARS
to the undersigned grantor S., A. H. Lee and wife, Lucille G. Lee
in hand paid by Robert G. Butler and wife, Frances H. Butler

the receipt whereof is acknowledged WE the said A. H. Lee and wife, Lucille G. Lee
do grant, bargain, sell and convey unto the said Robert G. Butler and wife, Frances H. Butler

the following described real estate situated in Shelby County, Alabama, to-wit:
For a point of beginning, commence at the Southwest corner of Section 14, Township 21 South, Range 3 West Shelby County, Alabama, run thence South 87 degrees 30 minutes East along the south line of said Section 14, a distance of 604.00 feet to the point of beginning; From said point of beginning, thence turn an angle of 91 degrees 00 minutes to the left and run North 1 degree 30 minutes East a distance of 295.00 feet; thence turn an angle of 91 degrees 00 minutes to the right and run south 87 degrees 30 minutes east, 623.40 feet to the west right of way line of the Montevallo-Siluria Highway, thence turn an angle of 59 degrees 38 minutes to the right and run south 32 degrees 52 minutes east along the west right of way line of said Highway a distance of 111.20 feet; thence turn an angle of 119 degrees 30 minutes to the right and run north 86 degrees 38 minutes west a distance of 284.5 feet; thence turn an angle of 96 degrees 32 minutes to the left and run south 3 degrees 10 minutes east, a distance of 195.00 feet to the south line of said Section 14; thence turn an angle of 95 degrees 40 minutes to the right and run north 87 degrees 30 minutes west along the south line of said Section 14 a distance of 409.00 feet to the point of beginning. Situated in Shelby County, Alabama and being a part of the Southwest Quarter of the Southwest Quarter of section 14, Township 21, South, Range 3 West. The bearings and angles used in the above description are declinated bearings and angles and are not magnetic bearings and angles.

This deed is executed for a nominal consideration to correct the defects in those certain Warranty deeds from the within named grantors to the within named grantees, both dated May 14, 1955 and recorded in Deed Book 176, Page 183 and Deed Book 176, Page 185 in the Office of the Judge of Probate of Shelby County, Alabama.

STATE OF ALABAMA
SHELBY COUNTY
ACT NO. 759
I hereby certify that no Deed Tax has been collected on this instrument.
L. C. Walker
Judge of Probate
"TAX EXEMPT"

To have and to hold To the said Robert G. Butler and wife, Frances H. Butler, their heirs and assigns forever.

And We do, for ourselves and for our heirs, executors and administrators, covenant with the said Robert G. Butler and wife, Frances H. Butler, 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 Robert G. Butler and wife, Frances H. Butler, 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 3rd day of July, 1958.

WITNESSES:

(A. H. Lee) (Seal)
(Lucille G. Lee) (Seal)

The State Of Alabama
Shelby County

I, Charles P. Walker,

a Notary Public in and for said County, in said State, hereby certify that A. H. Lee and wife, Lucille G. Lee 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 3rd day of July, A.D., 1958.

Charles P. Walker
Notary Public, Shelby County, Alabama

State of Alabama, Shelby County
I, L. C. Walker, Judge of Probate hereby certify that the within was filed in this office for record on day of July at 10 o'clock M, and recorded in Record Page 194 and the Mortgage Tax of \$ has been paid. Deed Tax of \$ Fee \$ 1.45

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 the grantor voluntarily executed the same in presence and in the presence of the other subscribing witness, on the day the same bears date; that attested the same in the presence of the grantor, and of the other witness, and that such other witness subscribed name as a witness in presence.

Given under my hand this the day of A. D., 19