

WARRANTY DEED

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

FILED 4 SEPTEMBER 1959

The State Of Alabama

SHELBY County

Know all men by these presents, That in consideration of Five Thousand Dollars and other good and valuable consideration DOLLARS

to the undersigned grantor H. H. Bearden, a widower

in hand paid by James T. McDow

the receipt whereof is acknowledged I the said H. H. Bearden

do grant, bargain, sell and convey unto the said

James T. McDow

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

A lot in Columbiana, Alabama, described as follows: Commencing at the intersection of the east right of way line of State Highway No. 25, being known as the Calera-Columbiana Highway, and the south boundary of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 26, township 21, Range 1 West, said point being represented by an iron pin set in concrete on the north bank of a big ditch; run thence north, 20 deg. 30 min. east along the east boundary of right of way of said highway 125.5 feet to an iron pin for point of beginning of the lot herein conveyed; continue thence along right of way north, 20 deg. 30 min. east 124 feet to an iron pin on the east side of said highway; run thence south, 68 deg. 06 min. east, 188.6 feet to an iron pin on the west line of Shelby Road; run thence south, 1 deg. 5 min. east along the west boundary of said road 25 feet to an iron pin, being the northeast corner of Luther Bozeman lot; run thence along the north line of Bozeman lot south, 83 deg. 2 min. west, 225.2 feet to point of beginning.

Also all my right, title and interest in and to that certain 3 foot right of way for sewer line as described in Deed Book 143 page 193 in the Probate Office of Shelby County, Alabama.

Also all easements, rights of ways, benefits and privileges granted to the grantor by James T. McDow and wife in that certain warranty deed dated September 5, 1951, in connection with the use or enjoyment of the following described parcel of land: Commencing at the intersection of the east right of way line of State Highway No. 25, being known as the Calera-Columbiana Highway, and the south boundary of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 26, Township 21, Range 1 West, said point being represented by an iron pin set in concrete on the north bank of a big ditch; run thence north, 20 deg. 30 min. east along the east boundary of right of way of said Highway 125.5 feet to an iron pin; continue thence along right of way north, 20 deg. 30 min. east, 124 feet to an iron pin on the east side of said highway for the point of beginning of the parcel herein described; thence continue north, 20 deg. 30 min. east along the east boundary of the right of way of said highway 20 feet; thence south, 68 deg. 06 min. east 20 feet; thence south, 20 deg. 30 min. west 20 feet; thence north, 68 deg. 06 min. west 20 feet to point of beginning.

To have and to hold To the said James T. McDow, his

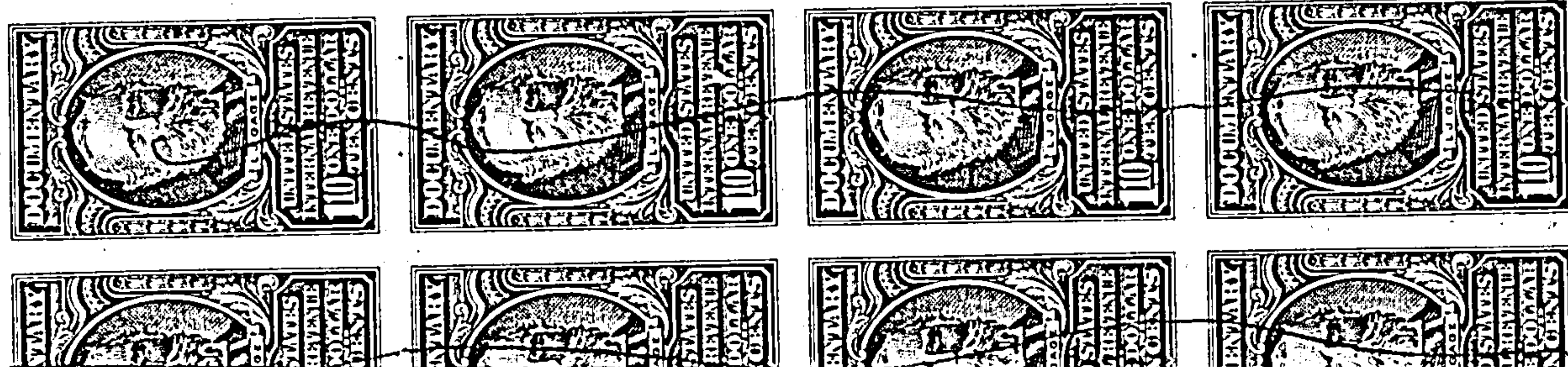
heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said James T. McDow, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 James T. McDow, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof I have hereunto set my hand and seal, this 31st day of August, 1959.

WITNESSES:

H. H. Bearden (Seal)
H. H. Bearden



The State Of Alabama
SHELBY County

I, Martha B. Joiner

a Notary Public in and for said County, in said State, hereby certify that H. H. Bearden, a widower 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this day of August, A.D., 1959.

Martha B. Joiner
Notary Public

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STATE OF ALABAMA, SHELBY-COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed for record the 4 day of Sept 19 59 at 2 o'clock P.M. and recorded in Deed Record 204, at page 76. The Mortgage Tax Deed Tax has been paid.

Conrad M. Fowler
Judge of Probate

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.