

D.K. Jones
6M-6-60

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

State of Alabama

SHELBY County

5154

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 ----- DOLLARS

to the undersigned grantor HARRY H. COWL

in hand paid by MID SOUTH DEVELOPMENT CORPORATION

the receipt whereof is acknowledged we the said HARRY H. COWL AND WIFE GERALDINE G. COWL

do grant, bargain, sell and convey unto the said MID SOUTH DEVELOPMENT CORPORATION

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

Begin at the NE corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ Sec. 12 Township 19 Range 2 West, run thence West along the forty line 265 feet; thence South at a right angle 825 feet; thence East at a right angle 265 feet; thence North along the 40 line 825 feet to the point of beginning.

Also Begin at a point on the West line of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ Sec. 12 Township 19 Range 2 West, which point is 768 feet South of the Northwest corner of, such 40; run thence East along the Nevins line at a right angle to the West line of the Valley road; thence Southerly along said road to a point 495 feet Northeasterly from the intersection of the South line of Section 12, with the West line of said road; thence run West parallel with the South line of Section 12 to the West line of such SE $\frac{1}{4}$ of SE $\frac{1}{4}$; run thence North 57 feet to point of beginning.

Also the following tract of land: Begin at a point where the West right of way of the Cahaba Valley road intersects with the South line of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12, Township 19 Range 2 West and run in a Northeasterly direction 495 feet for the point of beginning; thence run West and parallel with the South boundary line of said quarter Section to a point of intersection with the East line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 12 Township 19 Range 2 West; thence run in a straight line from said point to a point on the West right of way of the Cahaba Valley road so that the angle formed shall be 90 deg and shall be perpendicular to the West right of way of the Cahaba Valley road; thence run Northeasterly along said right of way to the point of beginning.

This conveyance is made for the purpose of correcting error in deed by the same grantor to the same grantee dated October 17, 1955 and recorded in the Office of the Judge of Probate of Shelby County, Alabama in Volumn 176 at Page 51.

TO HAVE AND TO HOLD, To the said MID SOUTH DEVELOPMENT CORPORATION, THEIR SUCCESSORS ~~XXXX~~ and assigns forever.

And we are do, for ourselves and for our heirs, executors and administrators, covenant with the said MID SOUTH DEVELOPMENT CORPORATION, THEIR SUCCESSORS

~~XXXX~~ and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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 MID SOUTH DEVELOPMENT CORPORATION, THEIR SUCCESSORS

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

In Witness Whereof, we have hereunto set our hands and seal, this day of August, 1960

WITNESSES:

Amos K. Hess
David H. Rutgers

[Signature] (Seal.)
HARRY H. COWL
[Signature] (Seal.)
GERALDINE G. COWL

_____ (Seal.)
_____ (Seal.)

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State of Minn

Hennepin COUNTY

COUNTY

I, Samuel R Liss

, a Notary Public in and for said County, in said State,

hereby certify that Harry H. Cowl and wife Geraldine G. Cowl

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 the conveyance they executed the same voluntarily

On the day the same bears date.

Given under my hand and official seal this 6th day of Sept 1960

SAMUEL R. LISS
Notary Public, Hennepin County, Minn.
My Commission Expires Aug. 27, 1961

Samuel R. Liss
Notary Public

BOOK PAGE

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record in this office on the 9 day of Sept 1960 at 12 M. o'clock, and recorded in deed Book 211 at page 85 on the 9 day of Sept 1960.
Mortgage Tax _____ Deed Tax _____ has been paid.

Conrad M. Fowler
Judge of Probate