

WARRANTY DEED

The State Of Alabama }
Shelby County }

2548

Know all men by these presents, That in consideration of one dollar
And Other Considerations DOLLARS
to the undersigned grantor DUDLEY MCGUIRE MANION COX T.J. McCLELLAN
LORENE MCGUIRE FLORA COX RUBY McCLELLAN
in hand paid by Vernon Bishop and his heirs

the receipt whereof is acknowledged and the said DUDLEY MCGUIRE MANION COX
T.J. McCLELLAN LORENE MCGUIRE FLORA COX
RUBY McCLELLAN do grant, bargain, sell and convey unto the said
Vernon Bishop and his heirs

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

From the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28, Township 19 South,
Range 2 West run West along the North boundary line of the said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec.
28, T.19S., R.2W. for 483.67 feet; Thence turn an angle of 92 Degrees, 17 $\frac{1}{2}$ Minutes to the
left and run Southerly for 1828.19 feet to the point of beginning of the land herein
described; Thence continue Southerly along the same line for 372.47 feet; Thence turn an
angle of 34 Degrees, 18 $\frac{1}{2}$ Minutes to the left and run Southeasterly for 386.98 feet;
Thence turn an angle of 10 Degrees, 15 $\frac{1}{2}$ Minutes to the right and run Southeasterly for
623.14 feet, more or less, to a point on the North Right of Way line of the Cahaba Valley
Road; Thence turn an angle of 97 Degrees, 55 Minutes to the left and run Northeasterly
along the North R.O.W. line of the Cahaba Valley Road for 210.0 feet; Thence turn an
angle of 82 Degrees, 05 Minutes to the left and run Northwesterly for 623.14 feet; Thence
turn an angle of 10 Degrees, 15 $\frac{1}{2}$ Minutes to the left and run Northwesterly for 703.08
feet, more or less, to the point of beginning.

This land being a part of the West $\frac{1}{2}$ of Section 28, Township 19 South, Range 2 West
and being 5.6 acres, more or less.

The above described land subject to Alabama Power Company easement as now located.

The purpose of this Deed is to correct errors in the description of the Deed from
the Grantor, J. R. McGuire, deceased, to the Grantees herein, recorded in Records of
Deeds, Volume 190, Page 453, in the Probate Office of Shelby County, Alabama.

STATE OF ALABAMA
SHELBY COUNTY

ACT NO. 769

I hereby certify that no Deed Tax has been col-
lected on this Instrument.

Conrad M. Fowler

Judge of Probate

TAX EXEMPT

FILED 13 MARCH 1961

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In Have and to Hold, To the said VERNON BISHOP

heirs and assigns forever.

And W.C. do, for OURSELVES and for OUR heirs, executors and administrators, covenant with the said VERNON BISHOP heirs and assigns, that WE ARE lawfully seized in fee simple of said premises; that they are free from all incumbrances; that WE HAVE 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 VERNON BISHOP AND HEIRS

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

In Witness Whereof WE have hereunto set our hands and seal 5, this 28 day of February, 1961.

WITNESSES:

Donald A. G. Muir (Seal)

Lorene McQuinn (Seal)

J. J. McCallan (Seal)

Orley McCallan (Seal)

Mission Coy Seal

Flora Coy Seal

The State Of Alabama

SHELBY County

I, OSCAR HARRIS

a NOTARY PUBLIC in and for said County, in said State,

hereby certify that DUDLEY MCGUIRE AND WIFE LORENE MCGUIRE

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, THEY

executed the same voluntarily on the day the same bears date.

Given under my hand this 28 day of FEBRUARY A.D., 1961

Oscar Harris

The State Of Alabama

SHELBY County

I, OSCAR HARRIS

a NOTARY PUBLIC in and for said County, in said State, hereby certify that

T.J. McCLELLAN & WIFE RUBY McCLELLAN subscribing witness to the foregoing conveyance, known

to me, appeared before me this day, and being sworn, stated that 2 J McClellan and wife

Ruby McClellan the grantor who voluntarily

executed the same in my presence and in the presence of the other subscribing witness, on the day the

same bears date; that they attested the same in the presence of the grantor and of the other

witness, and that such other witness subscribed their name as a witness in my presence.

Given under my hand this the 28 day of FEBRUARY A.D., 1961

Oscar Harris

The State Of Alabama

SHELBY County

I, OSCAR HARRIS

a NOTARY PUBLIC in and for said County, in said State, hereby certify that

on the 28 day of FEBRUARY, 1961, came before me the within named

MANION COX and WIFE FLORA COX known to me (or made known to me) to be the wife of the

within named MANION COX AND WIFE FLORA COX who, being examined separately

and apart from the husband touching her signature to the within Deed acknowledged that she

signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

In Witness Whereof, I hereunto set my hand this 28 day of

FEBRUARY, A.D., 1961

Oscar Harris

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 13 day of March 1961 at 11 M. o'clock and recorded in Book 214 at page 210 on the 14 day of March 1961. Mortgage Tax _____ Deed Tax _____ has been paid.

Conrad M. Fowler
Judge of Probate

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