

WARRANTY DEED

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

The State Of Alabama }
.....Shelby..... County }

2723

Know all men by these presents, That in consideration of one dollar DOLLARS
to the undersigned grantor Dudley McGuire & Lorene McGuire & J. J. McChilton
in hand paid by Manion Cox and Flora Cox - Ruby McChilton
the receipt whereof is acknowledged and the said Dudley & Lorene McGuire & J. J. & Ruby McChilton
do grant, bargain, sell and convey unto the said Manion Cox and Flora Cox

the following described real estate situated in Shelby County, Alabama, 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 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 598.80 feet to the point of beginning of the land herein described; Thence continue Southerly along the same line for 424.44 feet; Thence turn an angle of 24 Degrees, 24 Minutes to the left and run Southeasterly for 2020.0 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, 34 Minutes to the left and run Northeasterly along the North R.O.W. line of the said Cahaba Valley Road for 217.49 feet; Thence turn an angle of 83 Degrees, 22 Minutes to the left and run Northwesterly for 2383.26 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 9.949 acres, more or less.

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

To have and to hold To the said MANION COX AND WIFE

FLORA COX

heirs and assigns forever.

And WE do, for OURSELVES and for OUR heirs, executors and administrators,

covenant with the said Manion Cox and Wife Flora Cox

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 Manion Cox and

Wife Flora Cox

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

In witness whereof WE have hereunto set OUR hand, and seal, this

28 day of FEBRUARY, 1961.

WITNESSES:

W. H. D. R. Murin (Seal)
Louise McGuire (Seal)
E. J. McCallan (Seal)
Ruby McCallan (Seal)

The State Of Alabama

Shelby County

I, OSCAR HARRIS

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

hereby certify that DUPREY MCGUIRE AND WIFE LORENE MCGUIRE

whose name LO 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 know

... 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. McCallan & wife Ruby McCallan subscribing witness to the foregoing conveyance, known

to me, appeared before me this day, and being sworn, stated that T. J. McCallan and wife

Ruby McCallan the grantor who voluntarily

executed the same in my presence and in the presence of the other subscribing witness, on the 28 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 whose name as a witness in my presence.

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

Oscar Harris

FILED 22 MARCH 1961

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 22 day of March 1961 at 2 M. o'clock and
recorded in Book 214 at page 533 on the 28 day of Feb 1961.
Mortgage Tax has Deed Tax has been paid.

Conrad M. Fowler
Judge of Probate

in and for said County, in said State, hereby certify that on the
day of 19; came before me the within named
known to me (or made known to me) to be the wife of the
who, being examined separate