

Parcel = 3

784

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 and other considerations DOLLARS
to the undersigned grantor Manion Cox, Flora Cox, J. J. McClellan and
in hand paid by Dudley McGuire AND Ruby McClellan
LORENE McGuire
the receipt whereof is acknowledged and the said Manion Cox, J. J. McClellan
Flora Cox, Ruby McClellan
Dudley McGuire & Lorene McGuire do grant, bargain, sell and convey unto the said

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 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 1023.24 feet to the point of beginning of the land herein described; Thence continue Southerly along the same line for 804.95 feet; Thence turn an angle of 34 Degrees, 18 $\frac{1}{2}$ Minutes to the left and run Southeasterly for 703.08 feet; Thence turn an angle of 10 Degrees, 15 $\frac{1}{2}$ Minutes to the right and 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 Northeasterly along the North R.O.W. line of the said Cahaba Valley Road for 217.49 feet; Thence turn an angle of 82 Degrees, 26 Minutes to the left and run Northwesterly for 2020.0 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 10.105 acres, more or less.
The above described land subject to Alabama Power Company easement as now located.

BOOK 214 PAGE 586

To have and to hold To the said DUDLEY MCGUIRE AND WIFE
LORENE MCGUIRE
heirs and assigns forever.

And WE do, for OURSELVES and for OUR heirs, executors and administrators,
covenant with the said DUDLEY MCGUIRE AND LORENE MCGUIRE
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 DUDLEY MCGUIRE AND
WIFE LORENE MCGUIRE
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:

Marion Cox (Seal)
Flora Cox (Seal)
J. McClellan (Seal)
Ruby McClellan (Seal)

The State Of Alabama
SHELBY County

I, OSCAR HARRIS

a NOTARY PUBLIC in and for said County, in said State,
hereby certify that MARION COX AND WIFE FLORA COX
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
J. McClellan & wife Ruby McClellan subscribing witness to the foregoing conveyance, known
to me, appeared before me this day, and being sworn, stated that 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

FILED 29

STATE OF ALABAMA, SHELBY COUNTY

was filed

Filed 3/29/61
Red to 50