

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

State of Alabama

SHELBY

County

3254

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100

DOLLARS

to the undersigned grantors Daniel Lowery & wife, Alice B. Lowery; R. Edward Lowery & wife,  
 Syble Lowery  
 in hand paid by Sam E. Ryals and wife, Mary E. Ryals

the receipt whereof is acknowledged we the said Daniel Lowery & Alice B. Lowery; Edward Lowery  
 and Syble Lowery

do grant, bargain, sell and convey unto the said Sam E. Ryals and wife, Mary E. Ryals

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

Commence at the SW corner of SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 14, Township 21 South, Range 3 West, and run thence North 89 deg. East 146 feet to the East right of way line of the Siluria-Montevallo Highway; thence continue Easterly along the South boundary of said SE $\frac{1}{4}$  of SW $\frac{1}{4}$  494 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 95 deg. 0' to the left and run thence 154 feet to a point on the South right of way of what is known as Smokey Road; thence turn an angle of 76 deg. 30' to the right and run thence Easterly along the South boundary of said right of way of said road 170 feet; thence turn an angle of 105 deg. 0' to the right and run thence 210 feet to the South boundary of said SE $\frac{1}{4}$  of SW $\frac{1}{4}$ ; thence turn an angle of 95 deg. to right and run thence along the South boundary of said SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , 167 feet to point of beginning.

This deed is given for the sole purpose of correcting the description in those certain deeds from R. Edward Lowery and Syble Lowery to grantees herein recorded in the Probate Office of Shelby County, Alabama in Deed Book 195, page 159, and Daniel Lowery and wife, Alice B. Lowery to R. Edward Lowery and Syble Lowery, recorded in the Probate Office of Shelby County, Alabama in Deed Book 192 page 211.

TO HAVE AND TO HOLD, To the said Sam E. Ryals and Mary E. Ryals, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Sam E. Ryals and Mary E. Ryals, their

heirs 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

Sam E. Ryals and Mary E. Ryals, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand <sup>s</sup> and seal, this 1st day of May, 1961.

WITNESSES:

C. B. Zundorfer  
 R. E. Butler

Daniel Lowery (Seal.)  
 (Daniel Lowery)  
 Alice B. Lowery (Seal.)  
 (Alice B. Lowery)  
 R. Edward Lowery (Seal.)  
 (R. Edward Lowery)  
 Syble Lowery (Seal.)  
 (Syble Lowery)

BOOK 215 PAGE 247

Return to R. H. Rothen, Real Estate Co.  
Abolaster, Ala.

TO

Sam E. Regan  
4011 Fairground Rd.  
Montgomery, Ala.

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate hereby  
certify that the within Deed was  
filed in this office for record the 1st day  
of May 1961 at 10 o'clock, AM  
and recorded in Book 215 Record 207  
page 247 and examined 5-26-61  
and the Mortgage Tax of \$ 2.67  
Deed Tax of \$ 2.67 has been paid.

Fee \$ 1.97 Judge of Probate

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of  
SHELBY

ALABAMA  
COUNTY

I, Frances H Butler

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

hereby certify that Daniel Lowery and Ailee B. Lowery; R. Edward Lowery and Syble Lowery  
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 1st day of May, 1961.

Frances H. Butler  
Notary Public

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"

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 1st day of May 1961 at 10 o'clock, and  
recorded in Book 215 at page 207 on the 2 day of May 1961.  
Mortgage Tax        Deed Tax        has been paid.

Conrad M. Fowler  
Judge of Probate