

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

State of Alabama

SHELBY

County

815 16, 8.00
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS (\$10.00) and other valuable considerations

to the undersigned grantor Gloria B. Rice Holliman

in hand paid by Russell L. Cardwell and wife Katie B. Cardwell

the receipt whereof is acknowledged We the said Gloria B. Rice Holliman, and husband Louie Holliman,

do grant, bargain, sell and convey unto the said Russell L. Cardwell and wife Katie B. Cardwell

the following described real estate, situated in SHELBY

County, Alabama, to-wit: The South half of the Southwest Quarter (S½ of SW¼); the Northeast Quarter of the Southwest Quarter (NE¼ of SW¼), except seven acres in the Northwest corner thereof, which was conveyed to C.E. Leonard by deed recorded in Deed Book 31, at page 441, and described as follows: Commence at the Northwest corner of the Northeast Quarter of the Southwest Quarter (NE¼ of SW¼) of Section 16, Township 21, S., Range 2, West, and run thence East 384 feet; thence South and along the line of a partition fence 774 feet; thence West 384 feet; thence North 774 feet to the place of beginning; ALSO, that part of the Southwest Quarter of the Southeast Quarter (SW¼ of SE¼), described as follows: Begin at the Southwest corner of said 40; thence North 89 degrees East 1338 feet; to the Southeast corner thereof; thence North 17 degrees 30 minutes West 1377.4 feet to a point on the North line of said 40 on top of Oak Mountain; thence South 89 degrees West 972.6 feet to the North west corner of said 40; thence South 1 degree 30 minutes East 1320 feet to the Southwest corner of said 40, being the point of beginning, and containing 35.25 acres, more or less, all of said property being in Section 16, Township 21 South, Range 2, West, in Shelby County, Alabama. Also, the Southeast Quarter of the Southeast Quarter (SE¼ of SE¼) of Section 17; the Northeast Quarter of the Northeast Quarter (NE¼ of NE¼) of Section 20; the North half of the Northwest Quarter (N½ of NW¼), and the Northwest Quarter of the Northeast Quarter (NW¼ of NE¼) of Section 21, and all of the Northeast Quarter of the Northeast Quarter (NE¼ of NE¼), lying West of the top of the mountain in Section 21; all of said lands located in Township 21 South, of Range 2, West, in Shelby County, Alabama.

All of the above described property herein conveyed contains 370 acres, more or less.

This conveyance is subject to the right of way conveyed in the deed recorded in Deed Book 17, page 537, and the transmission line permit recorded in deed book 117, page 127 in the Probate Office of said County, and subject to 1961 taxes.

TO HAVE AND TO HOLD, To the said Russell L. Cardwell and wife Katie B. Cardwell, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Russell L. Cardwell and wife Katie B. Cardwell, their

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as herein stated;

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 Russell L. Cardwell and wife Katie B. Cardwell, their

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

In Witness Whereof, We have hereunto set our hands and seals, this 31st day of August, 1961.

WITNESSES:

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BOOK
[Signature]
[Signature]
[Signature]

[Signature] (Seal.)
(Gloria B. Rice Holliman).
[Signature] (Seal.)
[Signature] (Seal.)
(Louie Holliman).
[Signature] (Seal.)

02112

Gloria B. Rice Holliman, and

husband, Louie Holliman,

TO

Russell L. Cardwell, and wife

8617 East Allee
Katie B. Cardwell

Mary Allen

WARRANTY DEED

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

18.15

16.35

361092

State of Alabama }
Jefferson COUNTY }

I, C.R. Holliman, a Notary Public in and for said County, in said State,
hereby certify that Gloria B. Rice Holliman, and husband Louie Holliman,
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 31st day of August, 1961.

C. R. Holliman

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

RECORDED & MTG. TAX
& TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

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