

WARRANTY DEED

THE STATE OF ALABAMA }
SHELBY COUNTY)

Know all Men by These Presents, That in consideration of twelve thousand and no hundreds dollars (\$12,000.00) and other valuable considerations to the undersigned grantors Charles H. Mahaffey, Jr. and his wife, Leslie Mahaffey in hand paid by Eugene D. Reynolds the receipt whereof is acknowledged we the said grantors do grant, bargain, sell and convey unto the said Eugene D. Reynolds the following described real estate, to-wit: As a point of reference commence at the SE corner of Section 19, Township 22 South, Range 3 West; thence run N 57° 45' W for a distance of 522.85 feet to an iron pipe; thence run N 6° 26' E for 107.15 feet; thence run N 5° 12' East for 385.18 feet; thence run N 4° 53' E for 605.75 feet to an iron pipe; thence run N 5° 09' W for 348.60 feet; thence run N 5° 00' W for 289.62 feet; thence run N 5° 51' W for 631.38 feet to an iron pipe on the south margin of the right of way of the Montevallo-Aldrich Road; thence run S 87° 31' W for 621.33 feet along the south margin of said Montevallo-Aldrich Road to the point where the said south margin of road right of way intersects the west boundary of the 30-foot strip owned by the undersigned Eugene D. Reynolds; Thence continue S 87° 31' W along the south margin of said Montevallo-Aldrich Road a distance of 350 feet which is the point of beginning of the tract of land described herein; thence S 4° 53' E a distance of 280 feet; thence N 87° 31' E a distance of 140 feet; thence N 4° 53' W a distance of 30 feet; thence N 87° 31' E a distance of 210 feet to a point on the W line of the 30-foot strip of land owned by said Eugene D. Reynolds; thence South 4° 53' E along the W line of said 30-foot strip of land a distance of 400 feet; thence W along the N line of a tract of land owned by Eugene D. Reynolds a distance of 415 feet more or less to the W line of NE¼ of SE¼, Section 19, Township 22, Range 3 West; thence N along the W line of the NE¼ of SE¼, Section 19, Township 22, Range 3 W a distance of 630 feet more or less to the S boundary of said Montevallo-Aldrich Road; thence N 87° 31' E along the S boundary of the Montevallo-Aldrich Road a distance of 12 feet more or less to the point of beginning. The tract described above is situated in the NE¼ of the SE¼, Section 19, Township 22, Range 3 W and contains four acres more or less and is situated in Shelby County, Alabama.

Also lots Nos. 1, 3, and 5 bordering on Eastern Avenue containing 5.87 acres more or less according to Thomas addition to town of Aldrich, Alabama, map pf which was recorded in office of the Probate Judge of Shelby County, Alabama on February 23, 1944 in map book No. 3 and map of 1890 to the town of Aldrich, Alabama; and also dwelling house No. 119 of the former Montevallo Coal Mining Company of Aldrich, Alabama which is the present dwelling house of Charles H. Mahaffey, Jr. and his wife, Leslie Mahaffey. These lots are located in NW¼ of SE¼, Section 19, Township 22, Range 3 West and situated in Shelby County, Alabama.

Subject, however, to easement granting transmission line permit to Alabama Power Company dated 2nd of August, 1954 and recorded in deed book 169, page 18, Office of Judge of Probate Shelby County, Alabama, and other existing public utility easements.

To Have and to Hold, To the said Eugene D. Reynolds, his heirs and assigns forever. And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Eugene D. Reynolds, his 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 Eugene D. Reynolds, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals, this 21 day of May, 1962.

WITNESSES

{ Charles H. Mahaffey, Jr. (Seal.)
{ Leslie Mahaffey (Seal.)
{ _____ (Seal.)
{ _____ (Seal.)

THE STATE OF ALABAMA

SHELBY COUNTY

I, LE Shaw

a Justice of the Peace in and for said County, in said State, hereby certify that Charles H. Mahaffey, Jr. 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 21 day of May A. D. 1962.

LE Shaw

Justice of the Peace

THE STATE OF ALABAMA

SHELBY COUNTY

I, LE Shaw

a Justice of the Peace in and for said County, in said State, hereby certify that on the 21 day of May, 1962, came before me the within named Leslie Mahaffey who is known to me to be the wife of the within named Charles H. Mahaffey, Jr., who, being examined separate and apart from the husband, touching her signature to the within warranty 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 thereof, I hereunto set my hand, this 21 day of May A. D. 1962.

LE Shaw

Justice of the Peace

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 5/22/62

RECORDED & \$ 1.00 MTG. TAX
& \$ 1.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad H. Fowler
JUDGE OF PROBATE

BOOK 220 PAGE 622

E. D. Rogers
McLennan, Ala

26.65

1.65

12.00

13.30