

4892
STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIFTEEN HUNDRED AND NO/100 DOLLARS (\$1500.00), to the undersigned grantors, Johnie H. Sims, an unmarried man; James T. McDow and wife, Mildred E. McDow, in hand paid by Margaret McGhee, the receipt whereof is acknowledged, we the said Johnie H. Sims; James T. McDow and Mildred E. McDow, do grant, bargain, sell and convey unto the said Margaret McGhee, the following described real estate, to-wit:

Lot No. 4, according to Map of McDow, Walton & Harrison Subdivision to the Town of Columbiana, Alabama, as shown by map recorded in the Probate Office of Shelby County, Alabama in Map Book 3, page 153. Situated in Shelby County, Alabama.

EXCEPTING AND RESERVING from this conveyance, the following:

1. A triangular parcel of land heretofore conveyed to J. Bruce Alverson and Mary Alverson described as follows: Commence at the NW corner of said lot No. 4 according to said subdivision and run thence Southwesterly along West boundary of said Lot No. 4 a distance of 9.77 feet to a point; thence run Easterly in a straight line to NE corner of said Lot No. 4, which said point is on West boundary of Myrtle Street, which said point constitutes SE corner of Lot No. 2 according to said subdivision; thence run Northwesterly along North boundary of said Lot No. 4, 84.08 feet to point of beginning.
2. Utility permits and protective covenants of record.
3. An easement, of a uniform width of 10 feet across the North portion of the land herein conveyed, to grantors, their heirs and assigns, for pipes for natural gas, sewerage, and water, together with the right to construct, maintain, inspect, protect, repair, replace, change the size of, and remove the same, together with the right of ingress and egress on, over and through said above described easement for all purposes necessary to the exercise by grantors, their heirs and assigns.

TO HAVE AND TO HOLD to the said Margaret McGhee, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Margaret McGhee, her 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 Margaret McGhee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 2nd day of July, 1962.

Johnie H. Sims (SEAL)
James T. McDow (SEAL)
Mildred E. McDow (SEAL)

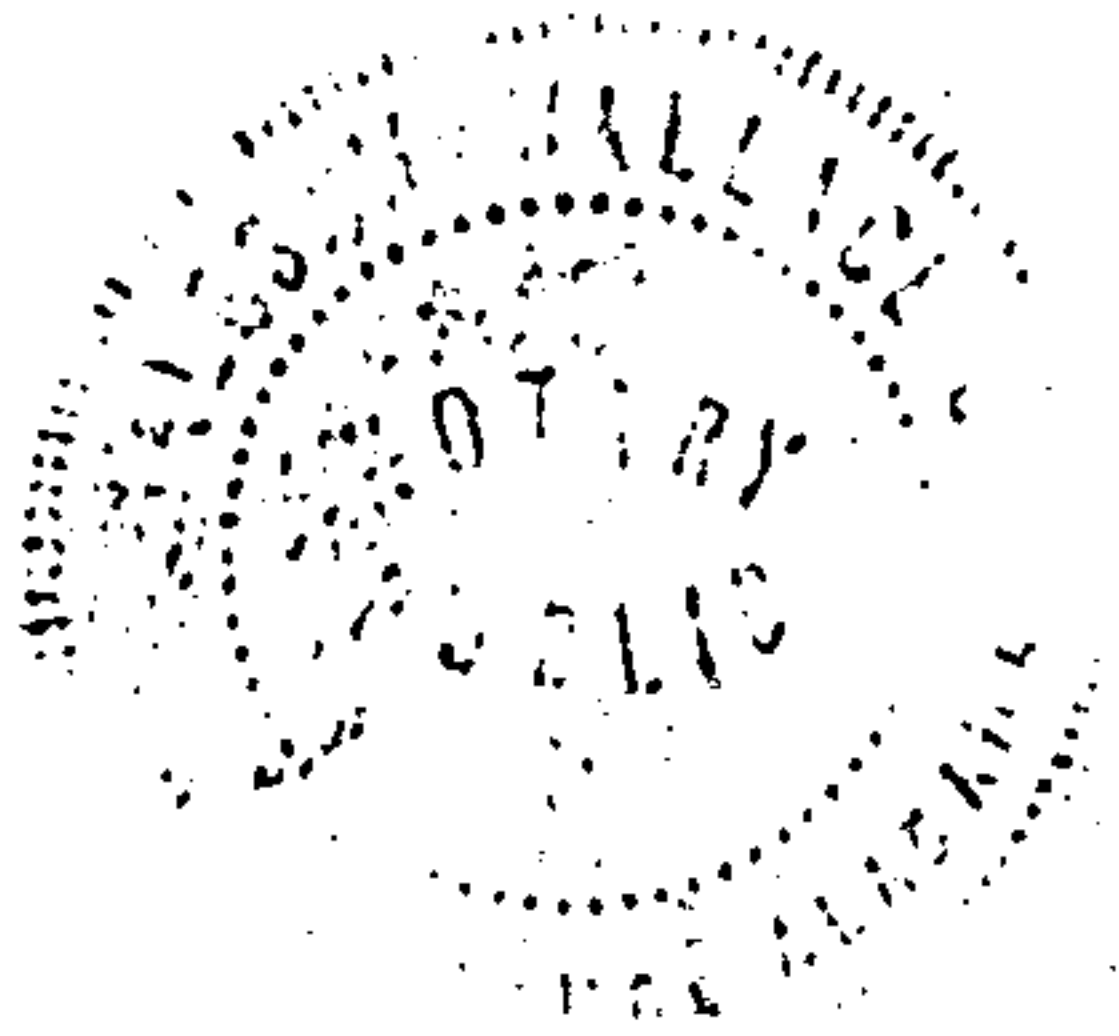
STATE OF ALABAMA)

SHELBY COUNTY)

I, Walter C. Wallace, a Notary Public, in and for said County in said State, hereby certify that JOHNIE H. SIMS, JAMES T. McDOW AND MILDRED E. McDOW, 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 seal this 2nd day of July, 1962.

Walter C. Wallace
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/7/62
7-3 1962
RECORDED & \$..... MTG. TAX
& \$1.50 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE