

1718

1715

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 OTHER valuable consideration and One (\$1.00) DOLLARS

to the undersigned grantor Duane Holcombe and wife, Joan Holcombe, in hand paid by Frank Morgan and Cary Holcombe

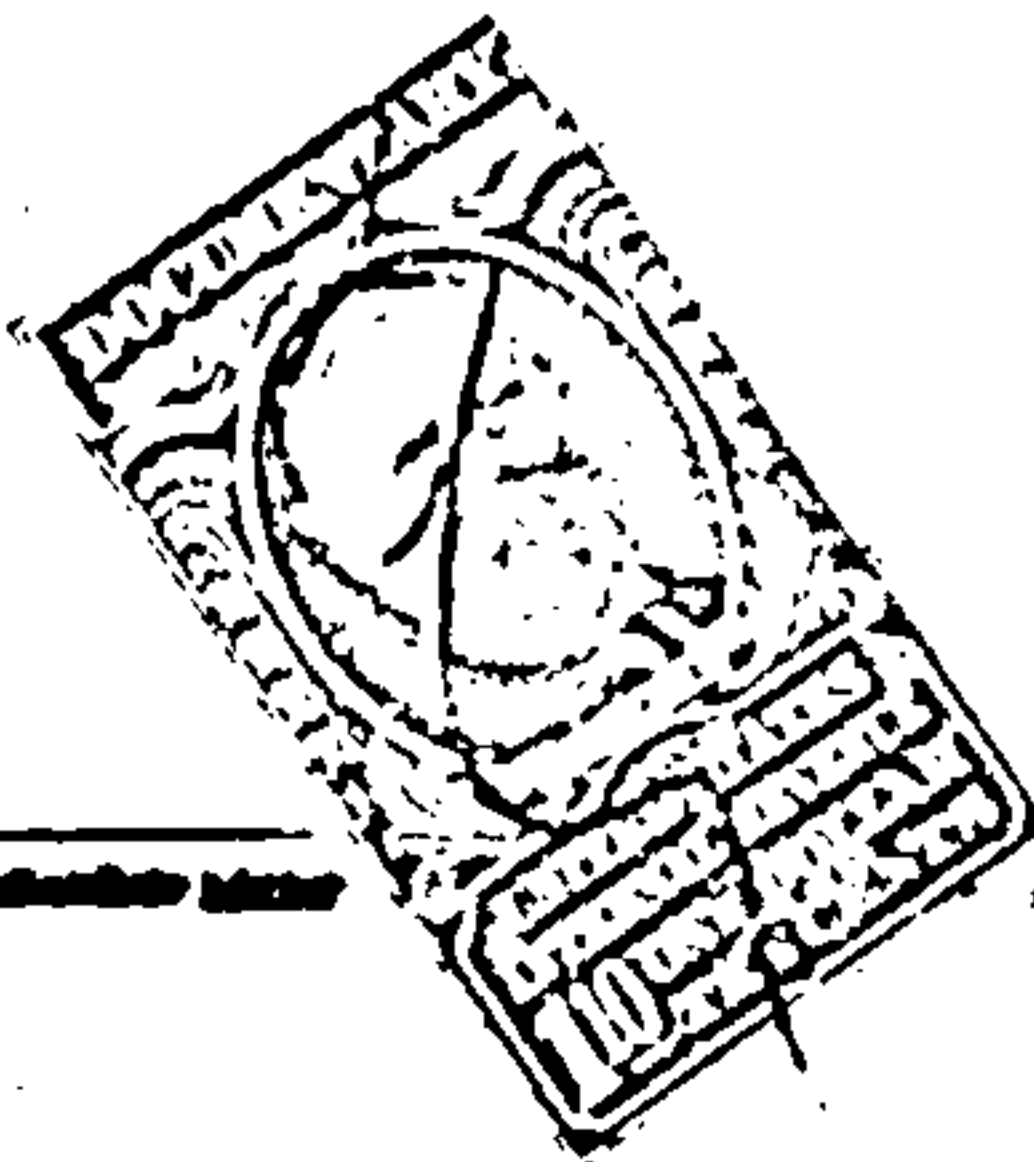
the receipt whereof is acknowledged WE the said Duane Holcombe and wife, Joan Holcombe do grant, bargain, sell and convey unto the said Frank Morgan and Cary Holcombe

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

An undivided one-third interest in and to the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 13, Township 21 South, Range 2 West, Shelby County, Alabama; HOWEVER, there is excepted therefrom that certain lot owned by Frank Morgan and wife, Edith Morgan, more particularly described as follows: Begin at the southeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 21 South, Range 2 West; thence run north along the east line of said forty a distance of 100 feet; thence turn an angle of 61 deg. 26 min. to the left and run a distance of 342.96 feet; thence turn an angle of 15 deg. 06 min. to the left and run a distance of 154.70 feet; thence turn an angle of 25 deg. 14 min. to the left and run a distance of 105.50 feet; thence turn an angle of 38 deg. to the left and run a distance of 100 feet; thence turn an angle of 8 deg. 31 min. to the right and run a distance of 250.30 feet; thence turn an angle of 24 deg. 27 min. to the right and run a distance of 127.75 feet to a point on the south line of said forty; thence turn an angle of 163 deg. 18 min. to the left and run East along the South line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 13, a distance of 924.79 feet to the point of beginning of the lot herein excepted. There is also EXCEPTED therefrom that certain lot owned by J. W. Eurlon and which is more particularly described as follows: Commence at the southeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 13, Township 21 South, Range 2 West, thence run west along the south line of said forty a distance of 924.79 feet to the point of beginning; thence continue west along said forty a distance of 103.60 feet to the east right of way margin of the Columbiana-Saginaw cut-off; thence turn an angle of 44 deg. 41 min. to the right and run along said right of way line a distance of 115.32 feet; thence turn an angle of 10 deg. 51 min. to the right and run along said right of way a distance of 200 feet; thence turn an angle of 1 deg. 55 min. to the right and run along said right of way a distance of 35.65 feet; thence turn an angle of 122 deg. 22 min. to the right and run a distance of 693.17 feet; thence turn an angle of 130 deg. 25 min. to the right and run a distance of 100 feet; thence turn an angle of 8 deg. 31 min. to the right and run a distance of 250.30 feet; thence turn an angle of 24 deg. 27 min. to the right and run a distance of 127.75 feet to the point of beginning of the lot herein excepted.

There is also excepted therefrom the following described property: Commence at the SE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 21 South, Range 2 West, thence run North along the East line of said Quarter-Quarter Section, a distance of 100.00 feet, to the point of beginning, thence turn an angle of 61 deg. 26 min. to the left and run a distance of 342.96 feet; thence turn an angle of 15 deg. 06 min. to the left and run a distance of 154.70 feet, thence turn an angle of 25 deg. 14 min. to the left and run a distance of 105.50 feet, thence turn an angle of 11 deg. 35 min. to the right and run a distance of 75 feet, thence turn an angle of 90 deg. 11 min. to the right and run North and parallel with the East line of said Quarter-Quarter Section to a point which is 363.00 feet South of the North line of said Quarter-Quarter Section, thence turn an angle of 90 deg. 00 min. to the right and run East and parallel with the North line of said Quarter-Quarter Section line to a point on the East line of said Quarter-Quarter Section which is 363.00 feet South of the NE corner of said Quarter-Quarter Section, thence South along the East line of NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ to the point of beginning. Also except highway Right of way for Columbiana-Saginaw highway.

It is understood and agreed that that certain dirt road running along the South line of J. W. Eurlon lot and running along the east line of said Eurlon lot and west line of Frank and Edith Morgan line shall remain open for the use and benefit of the parties hereto.



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To have and to hold To the saidFrank Morgan and Gary Holcombe, their

heirs and assigns forever.

AndWe..... do, forourselves..... and forour..... heirs, executors and administrators, covenant with the saidFrank Morgan and Gary Holcombe..... heirs and assigns, thatwe are..... lawfully seized in fee simple of said premises; that they are free from all incumbrances; thatwe..... have a good right to sell and convey the same as aforesaid; thatwe..... will, andour..... heirs, executors and administrators shall, warrant and defend the same to the saidFrank Morgan and Gary Holcombe..... their

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

In witness whereofWe..... have hereunto setour..... hand S..... and seal S....., this 20th day ofJuly....., 1960.....

WITNESSES:

Duane Holcombe (Seal)
Joan Holcombe (Seal)
(Seal)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, Oliver P. Hunt, a Notary Public in and for said County, in said State, hereby certify that Duane Holcombe and wife, Joan Holcombe, 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 20th day of July, 1960.

Oliver P. Hunt

Notary Public



Gary Holcombe
1012 Columbus

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 6/25 1963
RECORDED & S. L. REG. TAX
& S. L. REG. TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Corwin M. Jankins
JUDGE OF PROBATE

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