

Total \$15,000

1567

\$1000.00

see inty.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and no/100 Dollars, cash, and other good and valuable considerations, to the undersigned grantors, Eugene D. Reynolds and wife, Jamie H. Reynolds, in hand paid by Philip J. Kyser, the receipt whereof is acknowledged, we the said Eugene D. Reynolds and Jamie H. Reynolds, do grant, bargain, sell and convey unto the Philip J. Kyser, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the southeast corner of Section 19, Township 22 South, Range 3 West, thence run north 57 deg. 45 min. west a distance of 522.85 feet to an iron pipe at the point of beginning; thence run north 6 deg. 26 min. east a distance of 107.15 feet; thence north 5 deg. 12 min. East for a distance of 385.18 feet; thence run north 4 deg. 53 min. East for a distance of 605.75 feet to an iron pipe; thence run north 89 deg. 28 min. West for a distance of 607.32 feet to an iron pipe; thence run north 4 deg. 53 min. West for a distance of 986.20 feet to a point which is 250 feet south 4 deg. 53 min. east from an iron pipe on the Southern right of way line of the Montevallo-Aldrich-Boothton road; thence run south 87 deg. 31 min. West for a distance of 240 feet; thence runsouth 4 deg. 53 min. East 30 feet; thence run south 87 deg. 31 min. west for 140 feet; thence run north 4 deg. 53 min. West for 280 feet to a point on the south margin of the right of way of the Montevallo-Aldrich-Boothton public road; thence run along said road right of way for a distance of 12 feet more or less to a point on the west boundary of the E $\frac{1}{2}$ of SE $\frac{1}{4}$ of said Section 19, Township 22 South, Range 3 West; thence run southward along the west boundary of said E $\frac{1}{2}$ of SE $\frac{1}{4}$ to a point 1402.60 feet from the northwest corner of said E $\frac{1}{2}$ of SE $\frac{1}{4}$; thence run south 65 deg. C min. east a distance of 342.30 feet; thence run south 89 deg. 39 min. east for 170 feet to an iron pipe; thence run south 26 deg. 6 min. west for a distance of 91 feet; thence run south 15 deg. 14 min. East for a distance of 146.52 feet; thence run south 26 deg. 28 min. east for 158.17 feet; thence runsouth 30 deg. 43 min. east for 97.98 feet; thence run south 38 deg. 7 min. east 121.42 feet; thence run south 32 deg. 30 min. east for a distance of 207.92 feet; thence run south 29 deg. 29 min. east for a distance of 157.87 feet to an iron pipe; thence run north 69 deg. 02 min. east for 11.03 feet to the point of beginning; situated in the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 19, Township 22 South, Range 3 West;

And also: Lots 1, 3, 5 and 7, located in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 19, Township 22 South, Range 3 West and bordering on Eastern Avenue according to the Thomas Addition to the town of Aldrich, Alabama, according to the map or plot of the same on record in the Office of Judge of Probate of Shelby County, Alabama, in Map Book 3 page 52 and in the 1890 map of the town of Aldrich, Alabama

Being the same property conveyed Eugene D. Reynolds by Charles H. Mahaffey, Jr., and his wife, Leslie, by deed dated 25 February, 1961, on record in the Probate Office in Deed Record 214 page 263; by deed of record in the Probate Office in Deed Record 220, page 621; and by deed of Edward G. Mahaffey and wife, Mary Lee Mahaffey, dated 3 October 1960, on record in the Probate Office in Deed Record 211 page 500; less and except a strip of land 30 x 250 foot conveyed Olvin H. Hatcher and Martha Jane Hatcher by Eugene D. Reynolds and wife, Jamie H. Reynolds in May of 1962; and subject to county and state road righ of way and existing easements to public utilities; together with such rights of ingress, egress and regress as may have been granted said Eugene D. Reynolds by his predecessors in title; containing 26 acres, more or less.

TO HAVE AND TO HOLD Unto the said Philip J. Kyser, his heirs and assigns forever.

E.D.R.
J.H.R.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said Philip J. Kyser, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances other than pro-rata taxes due October 1, 1964; that we do 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 Philip J. Kyser, his heirs and assigns, forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this) 16th day of December, 1963.

Eugene D. Reynolds (SEAL)
Eugene D. Reynolds
Jamie H. Reynolds (SEAL)
Jamie H. Reynolds

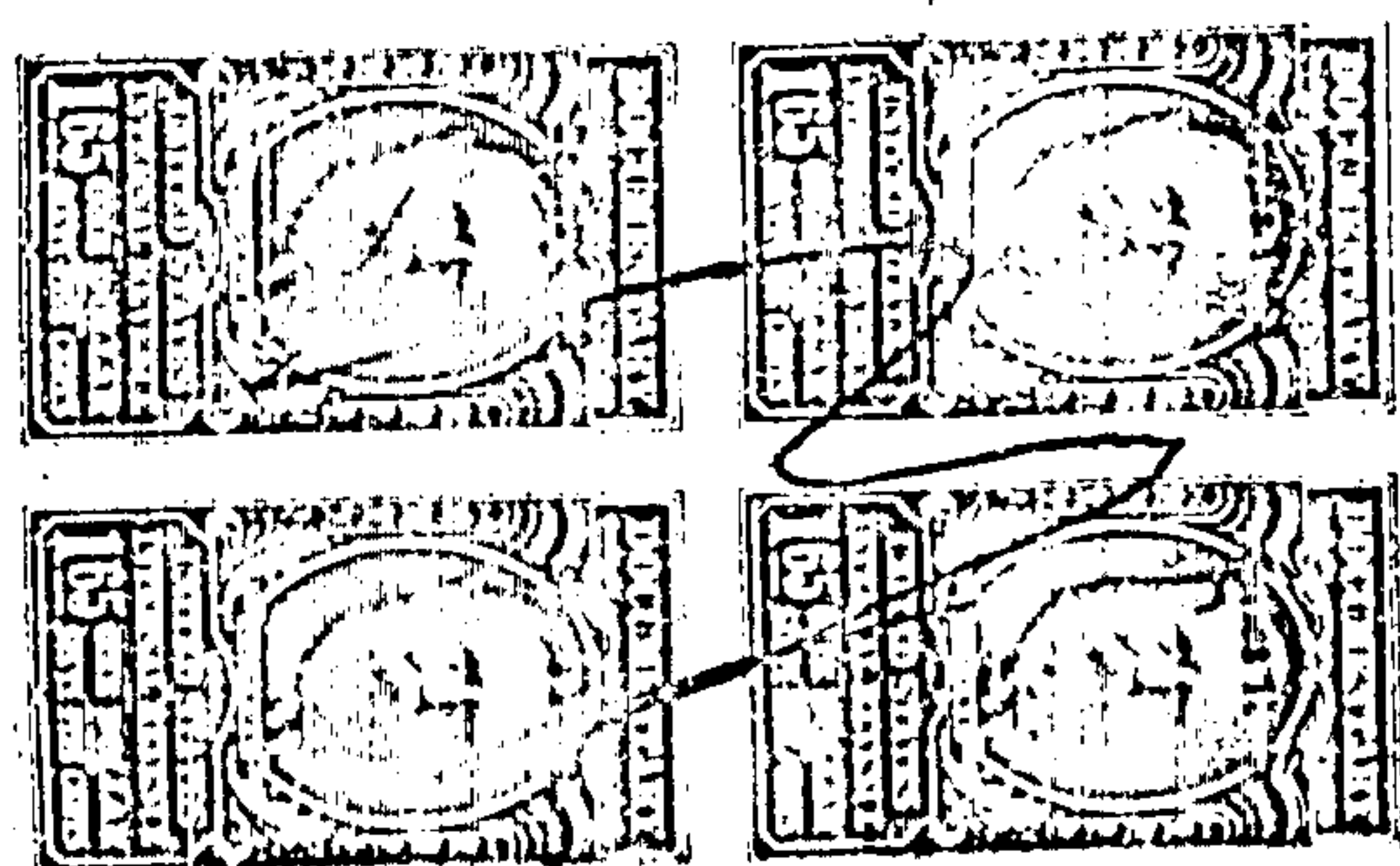
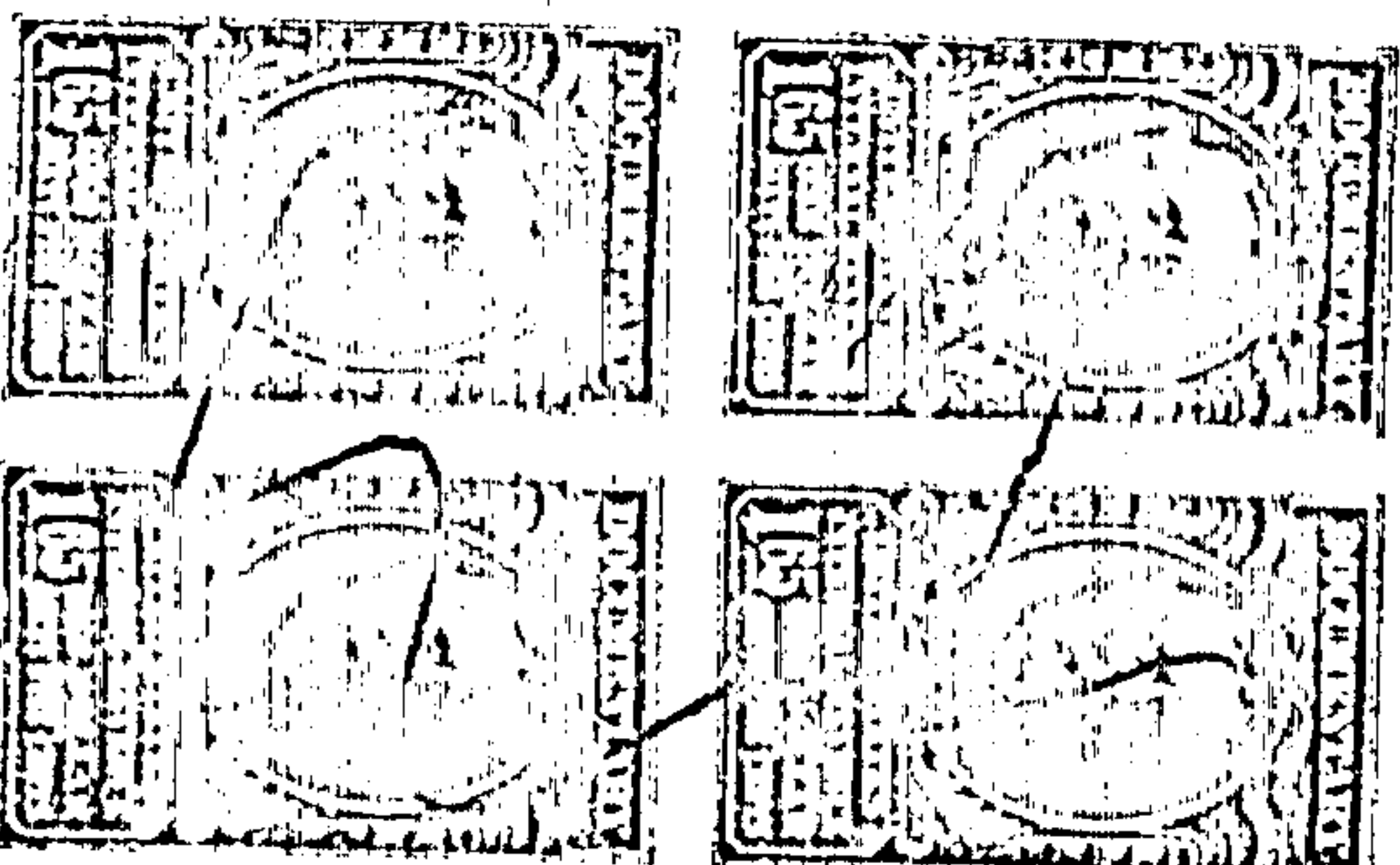
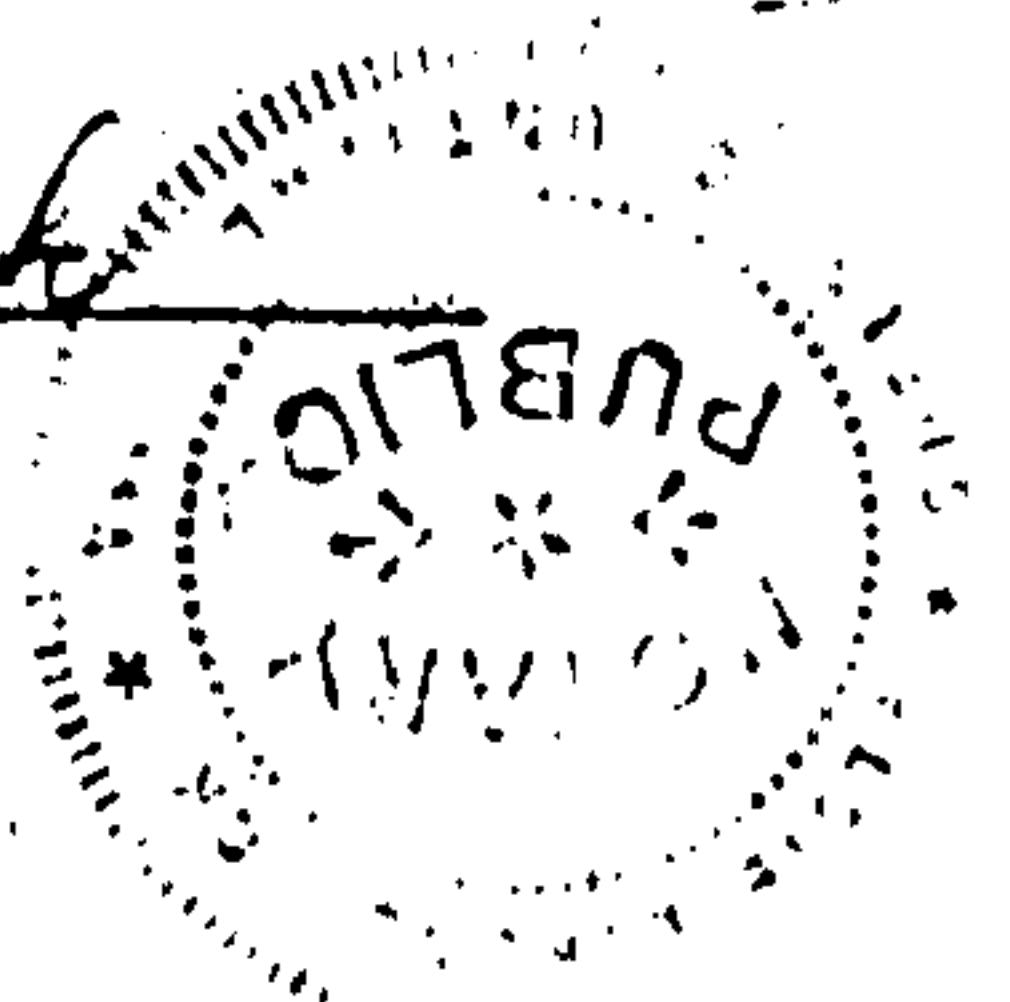
State of Alabama

Shelby County

I, Elsie L. Kendrick, a Notary Public in and for said County, in said State, hereby certify that Eugene D. Reynolds and wife, Jamie H. Reynolds, 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 16th day of December, 1963.

Elsie L. Kendrick
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8 AM
12/19 1963
RECORDED & 5.00 MTC. TAX
& 5.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Comptroller of Public Accounts
JUNE OF PRODATE

BOOK 228 PAGE 600

