

1569

WARRANTY DEED

THE STATE OF ALABAMA

SHELBY COUNTY

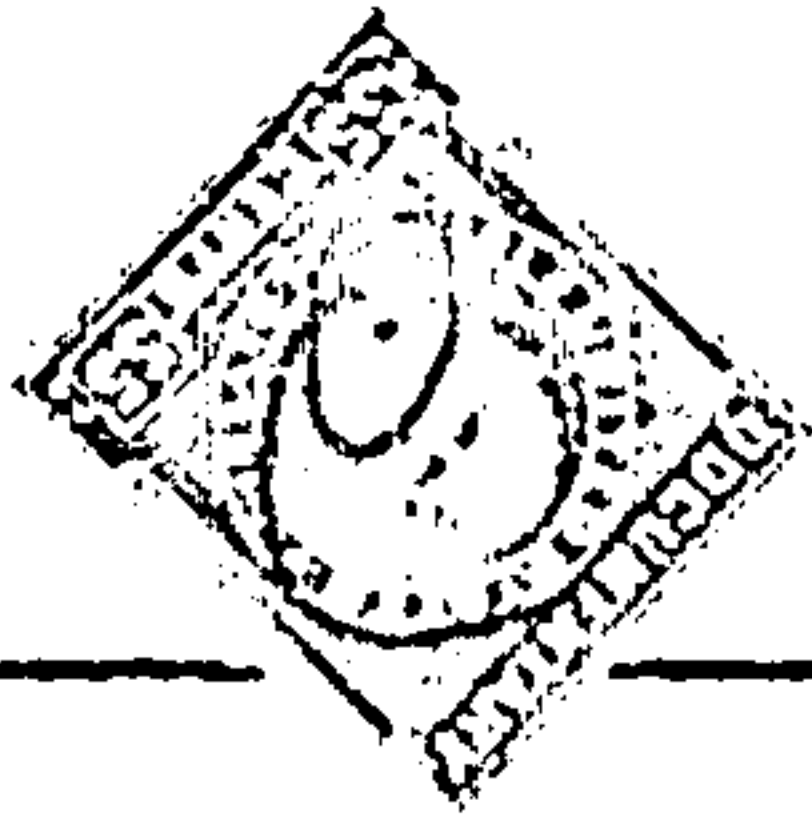
Know all Men by These Presents, That in consideration of five hundred and no hundreds dollars(\$500.00) and other valuable considerations to the undersigned grantors Eugene D. Reynolds and his wife, Jamie H. Reynolds in hand paid by Philip J. Kyser the receipt whereof is acknowledged we the said grantors do grant, bargain, sell and convey unto the said Philip J. Kyser 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 971.33 feet along the south margin of said Montevallo-Aldrich Road to an iron pipe on the south margin of said Montevallo-Aldrich Road, which is the point of beginning of the tract of land described herein; thence run S 4° 53' E a distance of 280 ft. to an iron stake which is the SW corner of the land described herein; thence run N. 87° 31' E a distance of 140 feet to an iron stake which is the SE corner of the land described herein. Thence run N 4° 53' W a distance of 280 feet to an iron stake on the south boundry of the Montevallo-Aldrich Road which point is the NE corner of the land described herein; thence run S 87° 31' W along the south margin of the said Montevallo-Aldrich Road a distance of 140 feet to the point of beginning. The tract of land described herein is situated in the NE Quarter of the SE Quarter, Section 19, Township 22 S, Range 3 W and contains 9/10 of an acre, and is located in Shelby County, Alabama.

Subject, however, to the easements previously granted Alabama Power Company and other existing public utility easements.

To have and to hold, To the said Philip J. Kyser, his heirs and assigns forever. 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; 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 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 Dec, 1963.

WITNESSES



Eugene D. Reynolds (Seal.)

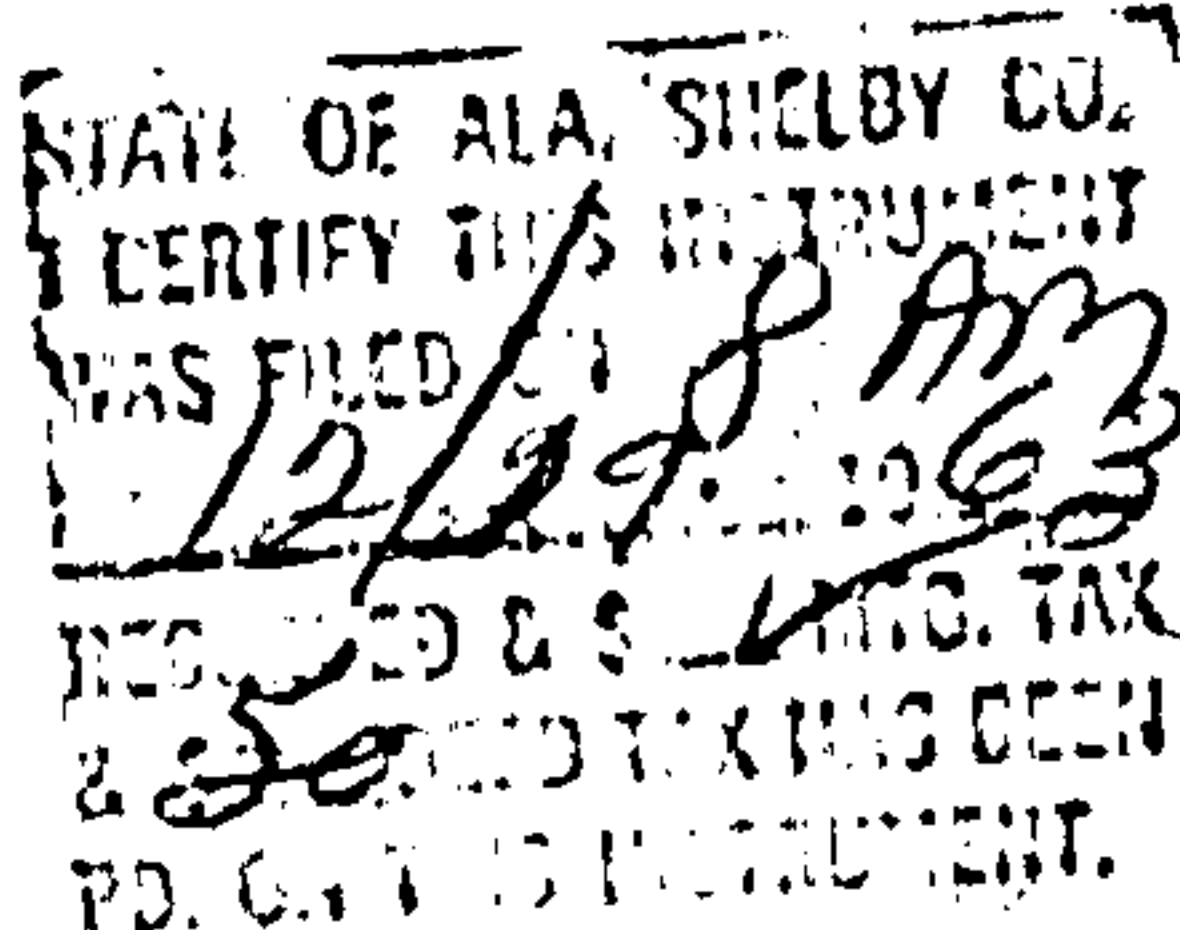
Jamie H. Reynolds (Seal.)

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

BOOK 228 PAGE 603