

3131

State of Alabama

SHELBY COUNTY; KNOW ALL MEN BY THESE PRESENTS

That in consideration of Twenty-four Thousand, Five Hundred and no/100----- DOLLARS

to the undersigned grantor H. M. McHan and wife, Christine G. McHan

in hand paid by Philip J. Kyser

the receipt whereof is acknowledged we the said

H. M. McHan and wife, Christine G. McHan

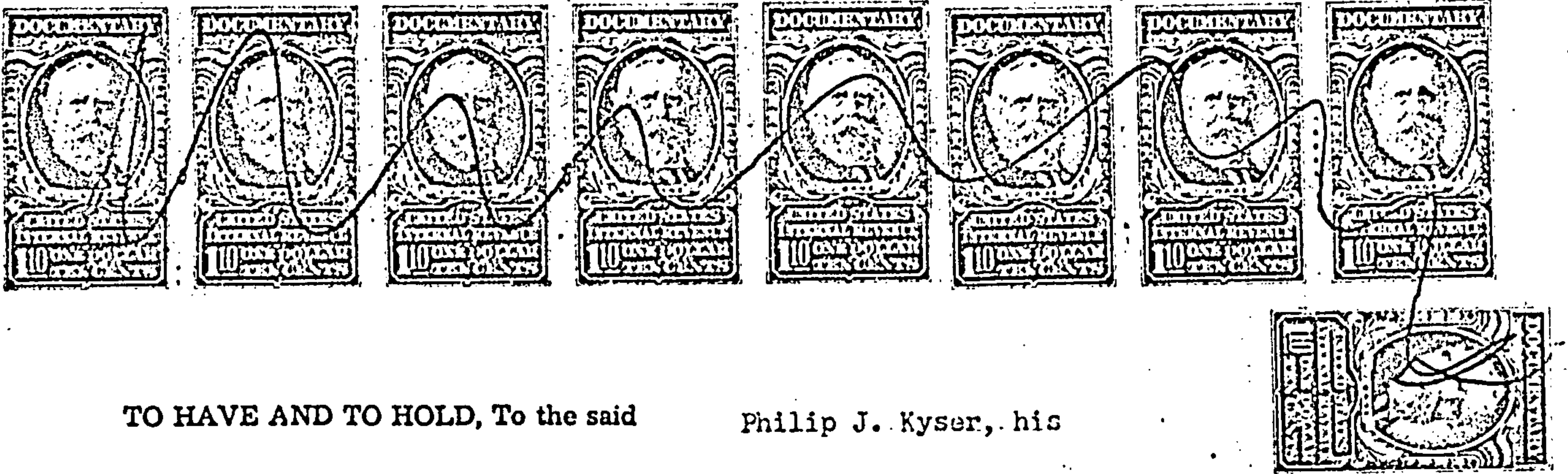
do grant, bargain, sell and convey unto the said

Philip J. Kyser

the following described real estate, situated in Shelby County, Alabama,

to-wit:

All that part of NE 1/4 of Section 5, Township 24 North, Range 13 East lying south of the right of way of the Montevallo-Columbiana Highway, EXCEPT a strip 110 yards wide on west side thereof, and EXCEPT a strip 350 feet wide on the east side thereof, and also EXCEPT 2 acres described as follows: Beginning at a point in SW 1/4 of NE 1/4, Section 5, Township 24, Range 13 East on south right of way line of Montevallo-Columbiana Highway which point is 110 yards east of western boundary of said 1/4-1/4 Section; run thence east along southern boundary of said Highway a distance of 2 acres; thence south 1 acre; thence west to a point 110 yards east of the western line of said 1/4-1/4 Section; thence north to point of beginning.



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 14th day of March, 1964.

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H. M. McHan (Seal)
Christine G. McHan (Seal)
(Seal)
(Seal)

RETURN TO:

Handwritten signature

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE CORPORATION
Title Insurance
BIRMINGHAM, ALA.

26.95
34.50

DEED TAX \$
RECORD FEE \$
TOTAL \$

1.45
5.29
6.74

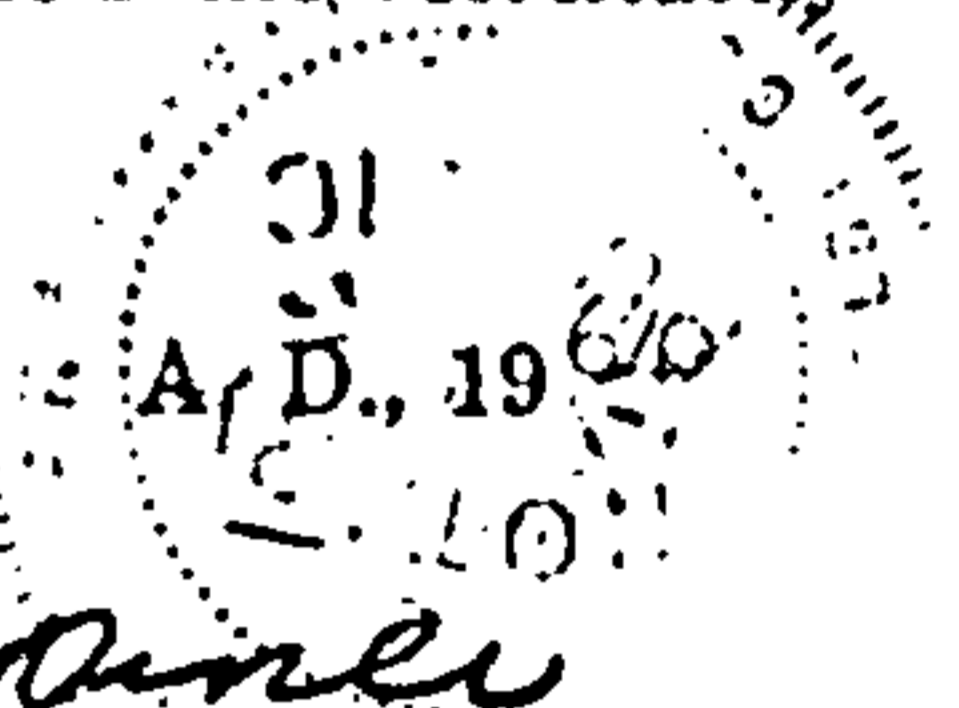
State of Alabama
Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that H. M. McHan and wife, Christine G. McHan 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 14th day of March,

Martha B. Joiner
Notary Public.



State of

General Acknowledgment

I, hereby certify that whose name me on this day, that, being informed of the contents of the of the date.

and official seal this

d.

A. D., 19

Notary Public.

COUNTY

Separate

Acknowledgment by Wife

, a Notary Public, hereby certify that the within named wife of the within named examined separate and apart before me on this day that by and of her own free will and

and official seal this

, 19

Notary Public.

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT
WAS FILED ON
1964
RECORDED & DEED TAX
& SALES TAX HAS BEEN
PAID, ON THIS INSTRUMENT.

Charles M. Jauler
JUDGE OF PROBATE

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