

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

3132

KNOW ALL MEN BY THESE PRESENTS:

M

That in consideration of Five Hundred and no/100 Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, H. M. McHan and wife, Christine G. McHan

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Philip J. Kyser

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the SW 1/4 of NW 1/4, Section 4, Township 24, Range 13 East, described as follows: Beginning on the south right of way line of the Montevallo-Columbiana Highway at the point of intersection thereof with the west line of said forty; and runs south along Section line 420 feet; thence east and parallel with said Highway 315 feet; thence north 420 feet to south right of way line of said Highway; thence west along said south line of said Highway 315 feet to point of beginning.

Also all that part of the East 350 feet of the SE 1/4 of NE 1/4, Section 5, Township 24 Range 13 East that lies south of the right of way of the Montevallo-Columbiana Highway.

It is our intention to convey all the land we own in Section 4, Township 24 Range 13 East whether correctly described herein or not. The grantors herein are executing another deed simultaneously herewith to the grantee and it is our intention to convey to said grantee in both deeds all the land we own situated in Section 5, Township 24, Range 13 East whether correctly described in the deeds or not.



TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 14th day of March, 1964.

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED ON 3/14/64 RECORDED & \$... MTG. TAX & \$... DEED TAX HAS BEEN PD. ON THIS INSTRUMENT. M. J. JAMES, JUDGE OF PROBATE

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

STATE OF ALABAMA SHELBY COUNTY

General Acknowledgment

I, Martha S. James, a Notary Public in and for said County, in said State, hereby certify that H. M. McHan and wife, Christine G. McHan

whose name(s) 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, A.D. 1964

Martha S. James, Notary Public

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