

43000

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

2082

That in consideration of TEN DOLLARS (\$10.00)

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

B. L. Skelton and wife, Mary Nell Skelton

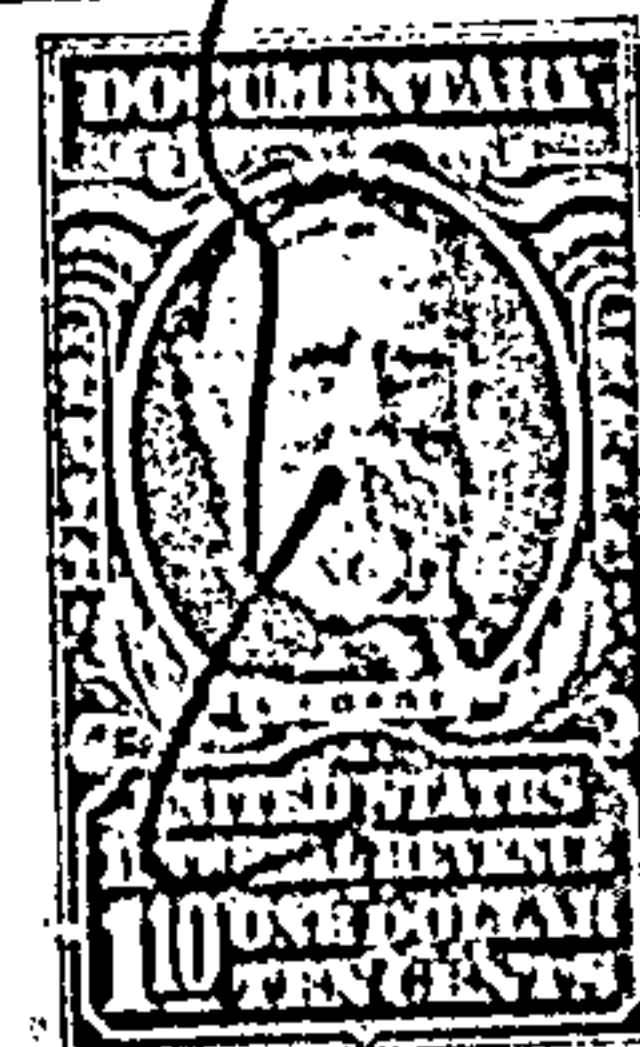
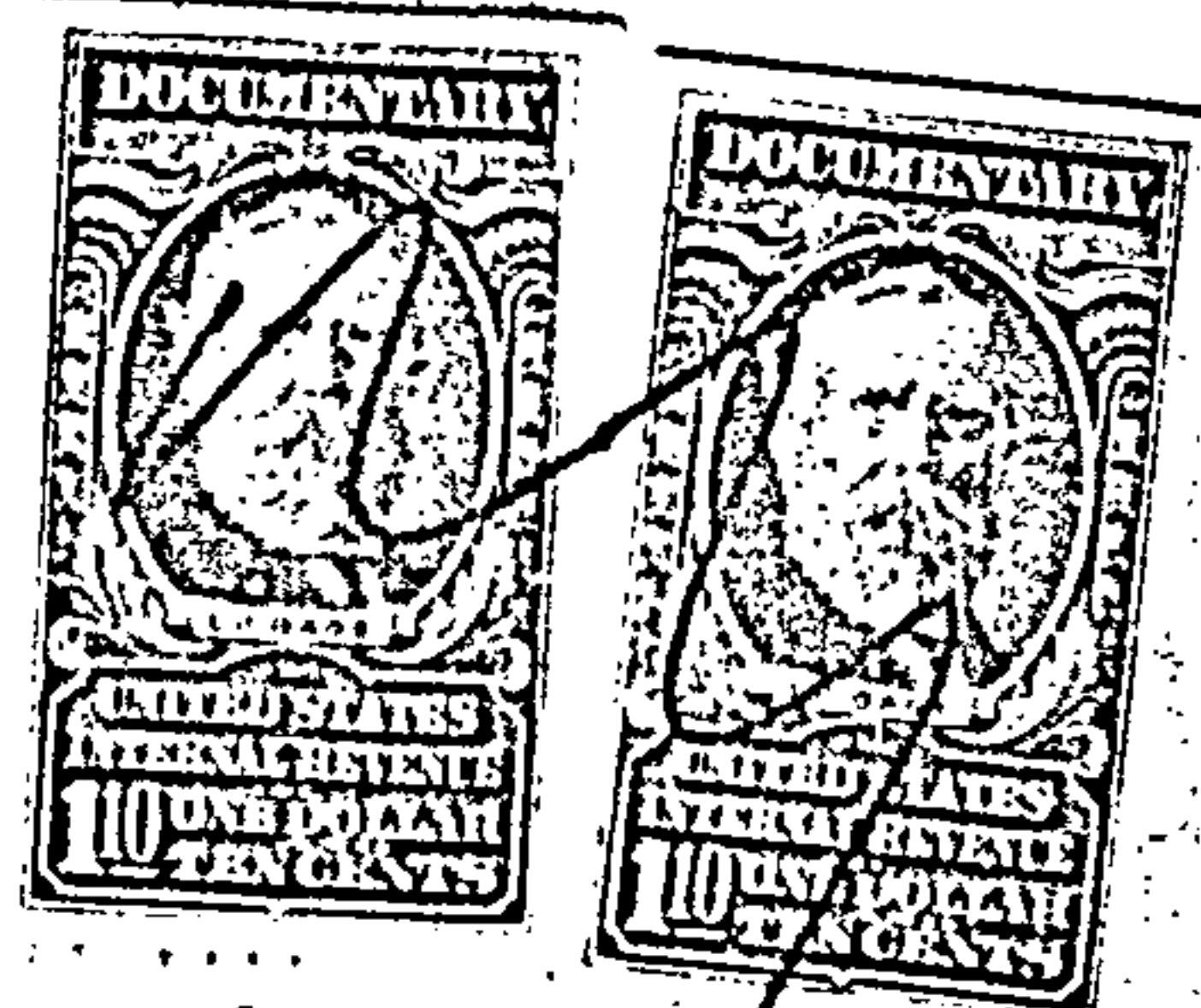
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Charles H. Harris

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:



Commencing at an iron pin on the West margin of Arlington Street in the Town of Columbiana, Alabama, which point is the NE corner of Lot 3, Block B, according to College Park Survey, as recorded in Map Book 3, page 15, in the Office of the Probate Judge of Shelby County, Alabama; running thence Northwardly along said West margin of Arlington Street, a distance of 35 feet to a point which is the North side of a 20 foot alley, and the point of beginning; thence turning an angle of 94 deg. 10' to the left, run Westerly along the Northern margin of said alley for a distance of 112.2 feet to a point; thence turning an angle of 87 deg. 43' to the right, run Northerly with the East boundary of the P. B. Shaw lot for a distance of 162.24 feet to a point; thence turning an angle of 83 deg. 00' to the right, run Eastwardly a distance of 133.10 feet to a point on the West margin of Arlington Street; thence turning an angle of 103 deg. 27' to the right, run South along the West margin of Arlington Street a distance of 184.10 feet to the point of beginning, together with right to maintain sewer line as the same is now located across the land of grantors.

This deed is given for the sole purpose of replacing the unrecorded deed heretofore executed by grantors to grantee.

It is agreed and understood that as to said sewer line, should the surface of grantors' land be disturbed for repair or maintenance of said line, the same must be restored immediately to the same condition as the same existed prior to such disturbance.

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 30th day of March, 1964

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED ON 4/13 1964 RECORDED & \$2.00 MTG. TAX & \$2.00 TAX HAS BEEN PD. ON THIS INSTRUMENT. COMMISSIONER OF PROBATE

B. L. Skelton (B. L. Skelton)

Mary Nell Skelton (Mary Nell Skelton)

STATE OF ALABAMA SHELBY COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that B. L. Skelton and Mary Nell Skelton

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 30th day of March, A.D. 1964

Charles C. [Signature] Notary Public

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