

STATE OF ALABAMA

Shelby COUNTY

5226

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar

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

(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:

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 yard wide off west side thereof and 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.

Whereas, the grantors heretofore conveyed the above property to the grantee with the understanding they would bring to a conclusion a bill to quiet title filed by them against certain parties in the Shelby County Law & Equity Court prior to the execution of said deed, with the further understanding that any interest obtained by the plaintiffs in said lawsuit would insure to the benefit of the grantee herein; now, therefore, this deed is executed for the purpose of conveying any interest in said land which they obtained as a result of said bill to quiet title.

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 24th day of June, 1964

STATE OF ALABAMA SHELBY COUNTY
RECORDED & DEED TAX HAS BEEN PAID ON THIS INSTRUMENT
1964
JUNE 24
C. M. Jones
JUDGE OF PROBATE

H. M. McHan (SEAL)

Christine G. McHam (SEAL)

STATE OF Alabama Shelby COUNTY

General Acknowledgment

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

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 24th day of June A.D. 1964

Martha S. Jones
Notary Public

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