

WARRANTY DEED

County

Know All Men By These Presents,

to the undersigned grantor Laverne A. Roy and wife, Peggy Ann Roy

in hand paid by James O. Braswell and wife, Nezba Elizabeth Braswell

the receipt whereof is acknowledged we the said Laverne A. Roy and wife, Peggy Ann Roy

do grant, bargain, sell and convey unto the said James O. Braswell and wife, Nezba Elizabeth Braswell

the following described real estate, situated in Shelby

County, Alabama, to-wit:

Situated in the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 10, Township 20 South, Range 3 West. Commence, at the NW corner of the above said $\frac{1}{4}$ / $\frac{1}{4}$ and in a southerly direction along the west line of said $\frac{1}{4}$ / $\frac{1}{4}$, run a distance of 205.22 feet, to the Point of Beginning; thence continue along the same said course for a distance of 81.33 feet, to the center line of the Public Road; thence, turn an angle of 33° 55' to the left along the center line of said Public Road for a distance of 53.77 feet; thence, turn an angle of 33° 55' to the right for a distance of 105.17 feet; thence, turn an angle of 114° 48' to the left for a distance of 127.05 feet; thence, turn an angle of 78° 27 $\frac{1}{2}$ ' to the left for a distance of 226.98 feet; thence, turn an angle of 101° 32 $\frac{3}{4}$ ' to the left for a distance of 102.76 feet, to the Point of Beginning.

DESCRIPTION FOR EASEMENT TO PROPERTY:

Commence, at the NW corner of the above said $\frac{1}{4}$ / $\frac{1}{4}$ and in a southerly direction along the west line of said $\frac{1}{4}$ / $\frac{1}{4}$, run a distance of 286.55 feet, to the center line of the Public Road for the Point of Beginning; thence, continue along the same said course for a distance of 430.09 feet, to the center line of the Helena-Acton Road; thence, turn an angle of $130^{\circ} 58'$ to the left along the center line of said Helena-Acton Road for a distance of 39.73 feet; thence, turn an angle of $49^{\circ} 02'$ to the left for a distance of 359.42 feet, to the center line of the Public Road; thence, turn an angle of $33^{\circ} 55'$ to the left along the center line of said Public Road for a distance of 53.77 feet, to the Point of Beginning.

TO HAVE AND TO HOLD, To the said James O. Braswell and wife, Nezba Elizabeth Braswell, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said James O. Braswell and wife, Nezba Elizabeth Braswell, their

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

heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, We have hereunto set our hand and seal,

this 24 day of November, 1964.

WITNESSES:

.....
Laverne A. Roy (Seal.)

..... Peggy Ann Roy (Seal.)
Peggy Ann Roy

..... (Seal.)

..... (Seal.)

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State of ALABAMA }
SHELBY COUNTY }

I, undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Laverne A. Roy and wife, Peggy Ann Roy 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 24 day of November, 1964
Frank W. Donaldson
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 12/2/64
RECORDED & MTG. TAX
& \$4.00 ADDED TAX HAS BEEN
PD. ON THIS INSTRUMENT.
C. M. Fowler
JUDGE OF PROBATE

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RETURN TO: James O. Braswell
C/O Box 53 Helena

LAVERNE A. ROY AND WIFE,
PEGGY ANN ROY

TO

JAMES O. BRASWELL AND WIFE
NEZBA ELIZABETH BRASWELL

WARRANTY DEED

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was filed in this office for record on the..... day of 19..... at o'clock..... M., and was duly recorded in Volume..... of Deeds at page....., and examined.

Judge of Probate.

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

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