

STATE OF ALABAMA

SHELBY COUNTY

1521
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, J. W. Watson and wife Beulah Watson

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Curtis B. Lynn and wife Rosie Ellen Lynn

(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 NW 1/4 of NW 1/4 of Section 14, Township 10, Range 2 East and being more particularly described as follows: Commence at the Northwest corner of said NW 1/4 section thence South along the West line of same a distance of 434.00 feet to the Northerly right of way line of a Railroad track thence South 62 deg. 30 min. East along said R.O.W. a distance of 823.90 feet thence North 27 deg. 30 min. East a distance of 100.00 feet thence North 35 deg. 15 min. West a distance of 135.0 feet thence North 23 deg. East a distance of 55.13 feet to the easterly Right of Way line of Highway #25 and the point of beginning of tract herein described, thence continue along the last named course a distance of 433.87 feet thence North 50 deg. 10 min. West a distance of 90.0 feet, thence South 50 deg. 35 min. West a distance of 215.0 feet to the Easterly R.O.W line of said Highway #25 thence South 5 deg. 42 min. East along said road a distance of 160.0 feet to the Point of a Curve to the left thence South 17 deg. 42 min, East along the Chord of said curve a distance of 161.0 feet to the Point of beginning.

This deed is executed for the purpose of perfecting the title of the grantees to the property described above.

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 19th day of January, 1965

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1/22/65
RECORDED & INDEXED
& \$5.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned E.B. Brasher, Jr. a Notary Public in and for said County,
in said State, hereby certify that J. W. Watson and wife Beulah Watson

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 19 day of January, A.D. 1965

E.B. Brasher, Jr.
Notary Public

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