

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS That in consideration of Fifteen Thousand Dollars and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Alice Gertrude Sellers, a widow; William Lewis Sellers and wife, Barbara Anne Sellers; George H. Brunican and wife, Alice Edine S. Brunican; Ruth Elizabeth S. Ludington and husband, Ralph L. Ludington; Joseph E. Sellers and wife, Sybil I. Sellers; James Douglas Sellers and wife, Senaida Maria Sellers; and John Earl Sellers and wife, Elaine M. Sellers, being the sole and surviving heirs at law of Henry E. Sellers, deceased, (herein referred to as GRANTORS) grant, bargain sell and convey unto Walter R. Adkins, Jr. (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

All that part of the $W\frac{1}{2}$ of $SE\frac{1}{4}$ and of the $E\frac{1}{2}$ of $SW\frac{1}{4}$ of Section 4, Township 24 North, Range 12 East, that lies northwest of the Railroad right-of-way and southeast of Shoal Creek;

Also all that part of the $W\frac{1}{2}$ of $SE\frac{1}{4}$ and of the $E\frac{1}{2}$ of $SW\frac{1}{4}$ of said Section 4, Township 24 North, Range 12 East, that lies northwest of the Montevallo-Centerville paved highway right-of-way and southeast of the Railroad right-of-way and southwest of the old Plantation road that runs in a southeasterly direction from the Railroad to New Montevallo-Centerville paved Highway;

Said land is more particularly described as follows: Commence at the point where the Southern Railroad crosses the Southern boundary line of the $E\frac{1}{2}$ of $SW\frac{1}{4}$ of Section 4, Township 24, Range 12 East and run thence east along the south line of said Section 728 feet to the intersection of said south line of said Section with the western boundary line of the Centerville-Montevallo paved highway; thence along the western boundary of said highway 1430 feet, more or less, to a point where it is intersected by an old Plantation road; thence 66 deg. 45 min. to left 120.9 feet along said road; thence left 81 deg. 41 min. along said road 225.2 feet; thence to the right 40 deg. 51 min. along said road 265.3 feet; thence to the right 14 deg. 45 min. along said road 116.1 feet; thence to right 51 deg. 23 min. along said road 250.6 feet; thence left 12 deg. 48 min. 174.4 feet to northern edge of the right-of-way of the Southern Railroad; thence along the north line of the right-of-way of said railroad to its point of intersection with the eastern boundary line of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of said Section 4; thence north to the northeast corner of the $W\frac{1}{2}$ of $SE\frac{1}{4}$ of said Section 4; thence west along the half section line of Section 4 to Shoal Creek; thence along Shoal Creek to the west line of the $E\frac{1}{2}$ of $SW\frac{1}{4}$ of Section 4; thence south along the western boundary line of said $E\frac{1}{2}$ of $SW\frac{1}{4}$ of Section 4 to the Southern boundary of said Section 4; thence east along the south line of said Section 4 to the point of beginning.

There is excepted the right-of-way of the Southern Railway.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

As part of the consideration of this conveyance the grantee assumes and agrees to pay the balance due on the mortgage of Henry E. Sellers and wife Alice G. Sellers to Federal Land Bank of New Orleans, dated May 23, 1961 and recorded in Mortgage Book 272 at page 364 in the Office of Judge of Probate, Shelby County, Alabama.

237 Oct 1963

And we do for ourselves and for our heirs, executors and administrators, covenant with the said grantee, his 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 grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this

2nd day of February, 1965.

Alice Gertrude Sellers L.S.
Alice Gertrude Sellers

William Lewis Sellers L.S.
William Lewis Sellers

Barbara Anne Sellers L.S.
Barbara Anne Sellers

George H. Brunicon L.S.
George H. Brunicon

Alice Edine S. Brunicon L.S.
Alice Edine S. Brunicon

Ruth Elizabeth S. Ludington L.S.
Ruth Elizabeth S. Ludington

Ralph L. Ludington L.S.
Ralph L. Ludington

Joseph E. Sellers L.S.
Joseph E. Sellers

Sybil I Sellers L.S.
Sybil I Sellers

James Douglas Sellers L.S.
James Douglas Sellers

Senaida Maria Sellers L.S.
Senaida Maria Sellers

John Earl Sellers L.S.
John Earl Sellers

Elaine M. Sellers L.S.
Elaine M. Sellers

State of Alabama

Shelby County

I, Sarah C. Galloway, a Notary Public in and for said County, in said State, hereby certify that Alice Gertrude Sellers, a widow; William Lewis Sellers and wife, Barbara Anne Sellers; Ruth Elizabeth J. Ludington and husband, Ralph L. Ludington; Joseph E. Sellers and wife; Sybil I. Sellers; James Douglas Sellers and wife, Constance Maria Sellers; and John Earl Sellers and wife, Elaine M. Sellers, 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 2nd day of February, 1965.

Sarah C. Galloway
Notary Public

State of Indiana

Porter County

I, Lydia Belmont, a Notary Public in and for said County, in said State, hereby certify that George H. Brunican and wife, Alice Eilne S. Brunican, 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.

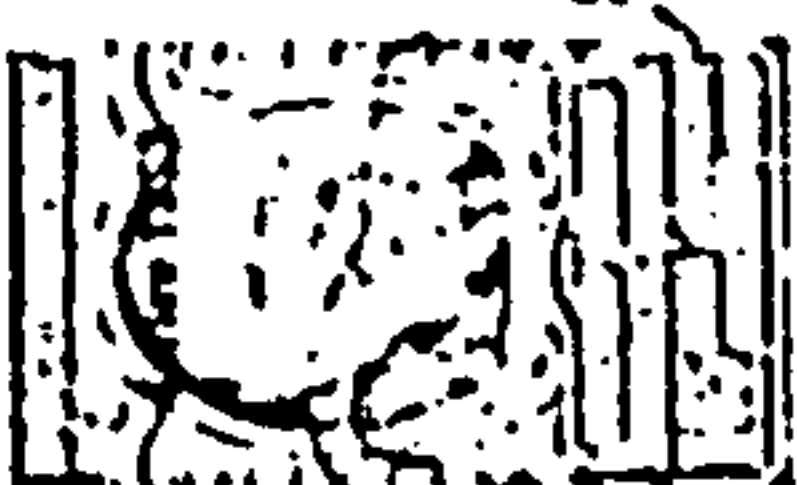
Given under my hand and official seal this 6th day of March, 1965.

Lydia Belmont
Notary Public

My Commission Expires
Aug. 24, 1968



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 2-2-65
RECORDED & \$4.00 REG. TAX
& \$2.00 TAX HAS BEEN
PAID FOR INSTRUMENT
INDEXED OF FILED



237 135