#27 & Ind. Stamp

1576 Rec in Vol 297 p 239

Form 1-1-27

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Thousand and no/100 Dollars and other good and valuable consideration,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Francis Merritt, a widow

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

John A. Hines, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The NE¼ of NE¼, Section 1, Township 21 South, Range 3 West.

A part of the SE¼ of NE¼ of Section 1, Township 21 South, Range 3 West more particularly described as follows: Begin at northwest corner of said forty and run south 183 yards; thence east parallel with north line of said forty to a point which is 70 yards west of east line of said forty; thence north 70 yards; thence east 70 yards to east line of said forty; thence north along east line 118 yards to northeast corner of said forty; thence west to point of beginning.

Also part of SE¼ of NE¼ of Section 1, Township 21 South, Range 3 West, described as follows: Commence at NW corner of said forty and run south along west line of said ¼-¼ Section 564 feet to point of beginning; thence turn an angle of 87 deg. 59 min. to left and run 974.59 feet; thence turn an angle of 113 deg. 26 min. to right and run 255.98 feet; thence turn an angle of 66 deg. 30 min. to right and run a distance of 864.60 feet to west line of said forty; thence turn an angle of 88 deg. 03 min. to right and run along ¼-¼ Section line a distance of 235 feet to point of beginning.

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 11th day of December 1965

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED ON 12/11/65 AT 8 AM
RECORDED & S... TAX
& $5.00 ... INSTRUMENT.
PD. C... INSTRUMENT.
Corey A. Daniels
JUDGE OF PROBATE

Francis Merritt (SEAL) — Francis Merritt (SEAL)

(SEAL) (SEAL)

(SEAL) (SEAL)

STATE OF Alabama
Shelby COUNTY } General Acknowledgment

I, Martha B. Joiner a Notary Public in and for said County, in said State, hereby certify that Francis Merritt, a widow

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of December A.D. 1965

Martha B. Joiner
Notary Public

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