

5233

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Dollar and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, W. E. Lovelady, Jr., do grant, bargain, sell and convey unto Edith Grady Lovelady, the following described real estate, situated in Shelby County, Alabama, to-wit:

All that part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 21, Township 22, Range 3 West lying northeast of a street proposed to be constructed by the City of Montevallo which will extend in a northeasterly direction from Parkway Road across said ten acres.

AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

Lot 13, Block 1 of Arden's Subdivision to the Town of Montevallo, Alabama, as shown by map recorded in Map Book 3 page 64 in the Probate Office of Shelby County, Alabama;

Also all that part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 21, Township 22, Range 3 West lying southwest of a street proposed to be constructed by the City of Montevallo which will extend in a northeasterly direction from Parkway Road across said ten acres;

Also a parcel of land situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West and more exactly described as follows: Begin at the southwest corner of said quarter-quarter section and proceed northward along the west side of same 403.5 feet; thence at an angle of 90 deg. 00 minutes to the right a distance of 50.1 feet to the east boundary of Highway 119, the point of beginning of the land to be described; thence continue eastward along the same line 57.33 feet; thence at an angle of 90 deg. 00 min. to the right 89.5 feet; thence at an angle of 89 deg. 02 min. to the left a distance of 50.0 feet to the northeast corner of Cleveland lot; thence continue in the same line 376.0 feet; thence at an angle of 66 deg. 35 min. to the left a distance of 149.0 feet; thence at an angle of 113 deg. 33 min. to the left a distance of 548.15 feet to east boundary of highway 119; thence south along said east boundary a distance of 46.1 feet to the point of beginning;

Also commence where the south line of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 21, Township 22, Range 3 West crosses the east right of way line of Montevallo-Siluria paved highway and run thence east 109.5 feet to the point of beginning; thence north and parallel with the west line of said forty acres and along the east line of the Chambers and Wright lot 300 feet to the northeast corner of said Wright lot; thence east and parallel with the south line of said forty acres 376 feet to the west line of land owned by W. E. Lovelady, Jr.; thence in a southwesterly direction along said land 336 feet, more or less to a point on the south line of said forty acres, which point is 935 feet west of the southeast corner of said forty acres; thence west along the south line of same 235 feet to the point of beginning;

Also begin at the southeast corner of S $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 21, Township 22, Range 3 West and run north along the east line of said 20 acres 612 feet and 9 inches to the southeast corner of R. F. Ray property; thence west along the south line of said Ray property and parallel to the south line of said 20 acres 725 feet; thence in a southwesterly direction to a point on the south line of said 20 acres, which point is 935 feet west of the southeast corner of said 20 acres; thence east along the south line of said 20 acres 935 feet to the point of beginning of the land herein conveyed;

Also commence at the intersection of the north line of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, with the east boundary of Montevallo-Siluria road and run south along said boundary a distance of 538.55 feet; thence run east and parallel with the north line of said forty acres a distance of 754.14 feet to the northeast corner of Charlie A. and Ada Lee Lot to the point of beginning; thence south and parallel with the east

BOOK 212 PAGE 89

AK

line of said Lee lot 123 feet; thence east and parallel with the north line of said forty acres to the east line of said forty acres; thence north along the east line of said forty 266 feet; thence west and parallel with the north line of said forty acres to a point which is 754.14 feet east of the west line of said highway right-of-way; thence south 143 feet to the point of beginning, together with the full and free right of ingress and egress to the grantee, her successors and assigns forever over a 16 foot roadway lying immediately north of and adjoining the lots of S.H. Hurt and the said Charlie A. and Ada Lee lot, with the right and privilege to the grantee, her successors and assigns at their option to maintain said road in the event the grantor, his successors and assigns fail to maintain the same. An undivided one-half interest in the minerals located on said land is hereby excepted.

TO HAVE AND TO HOLD TO the said Edith Grady Lovelady, heir heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of May, 1966.

W E Lovelady Jr (SEAL)
W. E. Lovelady, Jr.

State of Alabama

Shelby County

I, Harold Harrison, a Notary Public in and for said County, in said State, hereby certify that W. E. Lovelady, Jr., whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of May, 1966.

Harold Harrison
Notary Public for State of
Ala at house

STATE OF ALA. SHELBY CO.
INDEX THIS INSTRUMENT
FILED ON 5-3-66
RECORDED & \$... MTG. TAX
DEED TAX HAS BEEN
PAID ON THIS INSTRUMENT.
Cor. A. ...
JUDGE OF PROBATE

BOOK 242 PAGE 90

dk