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This instrument was prepared by

(Name) WALLACE and ELLIS, Attorneys at Law

(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-56

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and 00/100 (\$1,000.00) Dollars and the assumption of the hereinafter described mortgages

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, George Erwin and wife, Ruby Erwin

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

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

Begin at the SE corner of the SW<sup>1</sup>/<sub>4</sub> of the SW<sup>1</sup>/<sub>4</sub>, Section 15, Township 20 South, Range 3 West, thence turn an angle South 88 deg. West 545.5 ft. to a point on the West right of way of Main Street for beginning point; thence 58 deg. left 60.9 ft.; thence 90 deg. right 274.6 ft.; thence 57 deg. 30 min. right 97.7 ft.; thence 88 deg. 30 min. right 275.3 ft.; thence 81 deg. 30 min. right 58.0 ft.; thence 1 deg. no min. left 74.4 ft.; thence 20 deg. 30 min. right 26 ft.; thence 22 deg. 10 min. right 48 ft. to the point of beginning, containing 1.2 acres, more or less,

A part of the SW<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub> of Section 17, Township 19 South, Range 1 West, described as follows: Begin at a point 495 ft. North of the SE corner of said SW<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub> and run South along the East line of said forty acres 260 ft.; thence West 418 ft.;

thence South 180 ft.; thence West parallel with the South line of Section 17 to the Eastern boundary of the Florida Short Route Hwy. right of way; thence Northerly along such right of way to a point due west of the point of beginning; thence East to the point of beginning. Excepting Highway right of way.

Begin at a point 330 ft. South of NW corner of SW<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub>, Section 17, Township 19, Range 1 West, run East parallel with the North line of such 40, 1320 ft. to the East line of such 40; thence South along such line 495 ft.; thence West parallel with the North line of such 40 to the Florida Short Route Highway right of way; thence Northerly along such right of way to a point West of such point of beginning; thence East to point of beginning, containing 10 acres more or less.

As part of the consideration for the execution of this deed, the grantee assures and agrees to pay as the same becomes due that certain mortgage in favor of Home Federal Savings and Loan Association in the approximate amount of \$3,000.00 and that certain mortgage in favor of Francis McClendon, both of which are encumbrances on the above described property.

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 30 day of JUNE, 19 00 .

STATE OF ALA., SHELBY CO.,  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON

6-30-00 (Seal)

RECORDED & MTG. TAX

\$ 1.20 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT. (Seal)

George Erwin (Seal)

Ruby Erwin (Seal)

STATE OF ALABAMA  
SHELBY

CONRAD H. FOWLER

General Acknowledgment

the undersigned JUDGE OF PROBATE hereby certify that George Erwin and wife, Ruby Erwin, a Notary Public in and for said County, in said State, 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 30 day of JUNE, A. D. 19 00

Frank Ellis (Seal)  
Notary Public.