

Re: Mtg 303 page 670 SP 10000⁰⁰

WARRANTY DEED

THE STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Thousand (\$1,000.00) Dollars and other good and valuable considerations

~~DOLLARS~~ to the undersigned grantor s,

Burges R. Steeves and Frances R. Summers

in hand paid by M. W. Pearson and Annie Maude Mitchell

the receipt whereof is acknowledged We the said Burges R. Steeves and husband, Harrison R. Steeves, Jr. and Frances R. Summers and husband, Charles G. Summers

do

GRANT, BARGAIN, SELL AND CONVEY unto the said M. W. Pearson and Annie Maude Mitchell

the following described real estate, situated in Shelby County, Alabama:
Lot 1 in J. H. Barker's Survey of a part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 6, Tp. 20 Range 2 West and the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 1, Tp. 20 Range 3 West, according to Map thereof recorded in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence where the West line of the right of way of the Birmingham-Montgomery highway intersects the North line of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 6 Tp. 20 Range 2 West, thence south along the west line of said right of way 339.14 feet, thence 90 degrees to the right 812.73 feet to the North line of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 1, Tp. 20 Range 3 West, thence East 881.47 feet to the point of beginning, less the right of way of the present highway. Also All that part of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 1, Township 20 Range 3 West in Shelby County, Alabama lying SE of a straight line drawn from the SW corner to the NE corner of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$, except that part of said 20 acre tract of land more particularly described as follows: Begin where the South line of Lot 1 in J. H. Barker's survey intersects the South line of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 1 Tp. 20 Range 3 West, thence along said line of Lot 1 extended in a Northwesterly direction to its intersection with the center of Bishop Creek, as shown on recorded Map of J. H. Barker's survey, thence down the center line of Bishop Creek to the intersection of said center line with the south line of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 1, Tp. 20 Range 3 West, thence East to the point of beginning.
ALSO EXCEPT property acquired by the State of Alabama for highway purposes, to-wit: Tract No. 182: Beginning at station 510/87 where the center line of Project No. F.I. 99(6) intersects the southwest property line; thence N 24°47 $\frac{1}{2}$ ' E a distance of 321.23 feet to the point of ending at station 514/08.23 where said center line intersects the north line of NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 6, Tp. 20 S, R. 2 W, the north property line. Said strip of land being 100 feet wide on the northwest side of the center line of said Project and extends to the present northwest right of way line of U.S. Highway No. 31 on the southeast side of said center line; lying in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 6, T. 20 S, R. 2 W and containing 0.81 acres, more or less.



TO HAVE AND TO HOLD, To the said M. W. Pearson and Annie Maude Mitchell, their heirs

and assigns, forever.

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And we do, for ourselves and for our heirs, executors and administrators, covenant with the said M. W. Pearson and Annie Maude Mitchell, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all liens and encumbrances; except taxes for the current year which are assumed by the grantees.

that we have a good and present right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall forever warrant and defend the same to the said M. W. Pearson and Annie Maude Mitchell, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this the 2nd day of November 1966.

WITNESSES:

L. A. Smith
Charles K. Sizemore

Burges R. Steeves (SEAL)
Harrison R. Steeves, Jr. (SEAL)
Frances R. Summers (SEAL)
Charles G. Summers (SEAL)

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Burges R. Steeves and husband, Harrison R. Steeves, Jr. and Frances R. Summers and husband, Charles G. Summers

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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 2nd day of November 1966.

W. S. Pritchard
Notary Public

Burges R. Steeves & family
Frances R. Summers & family

M. W. Pearson
Annie Maude Mitchell

WARRANTY DEED
Return to
M. W. Pearson
4845 Ave. V
B'ham, Ala. 35208

1.41
10.00
11.41
PD

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON
11-24-66
RECORDED & \$ MTG. TAX
\$ *10.00* TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Cornelius M. Fowler
JUDGE OF PROBATE

PRITCHARD, McCALL & JONES
Attorneys