

776
STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Dollar and the love and affection I have for the grantee, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I E. J. Sullivan (herein referred to as grantor) grant, bargain, sell and convey unto Margie Sullivan (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

That certain lot in the Town of Columbiana, Alabama, described as commencing at the point of intersection of the north line of College Avenue with the west line of Arlington Street, as now laid out, paved and used, and run thence in a northerly direction along the west margin of Arlington Street a distance of 163.5 feet; run thence south 72 deg. and 07 min. west a distance of 108.6 feet; run thence south 17 deg. and 30 min. east a distance of 31.1 feet; run thence south 72 deg. and 16 min. west a distance of 50 feet to the point of beginning of the lot herein described and conveyed; run thence south 72 deg. and 16 min. west a distance of 50 feet; run thence north 17 deg. and 30 min. west a distance of 145 feet; run thence north 72 deg. and 16 min. east a distance of 50 feet; run thence south 17 deg. and 30 min. East a distance of 145 feet to the point of beginning.

There is also conveyed herein to the grantee an easement across the lot contiguous and immediately east of the above described land, which said easement is described as follows: Commencing at the point of beginning of the above described lot and run thence north 17 deg. and 30 min. west a distance of 46.5 feet to the point of beginning of the above described lot and run thence north 17 deg. and 30 min. west a distance of 46.5 feet to the point of beginning of the easement herein described; run thence north 17 deg. and 30 min. west a distance of 20 feet; run thence north 72 deg. and 16 min. East a distance of 50 feet; run thence south 17 deg. and 30 min. East a distance of 20 feet; run thence south 72 deg. and 16 min. west a distance of 50 feet to the point of beginning of the easement herein described.

The grantor herein, in consideration of the premises, in hand paid by the grantee herein, does remise, release, quit claim and convey to the grantee herein, all his right, title, interest and claim in and to that certain street, or alley, consisting of a strip of land 20 feet wide, extending from the east side of the last above described easement to Arlington Street, and which is more accurately described in that certain deed from Eugenia Letson to Lavonia Gordon, dated November 12, 1940, and recorded in Deed Book 109 page 488 in the Probate Office of Shelby County, Alabama.

The grantor herein, in consideration of the premises, in hand paid by the grantee herein, does remise, release, quit claim and convey to the grantee herein, all his right, title, interest and claim in and to the following described property: Commencing at the point of intersection of the north line of College Avenue with the west line of Arlington Street, as now laid out, paved and used in the Town of Columbiana, Alabama, and run thence in a northerly direction along the west margin of Arlington Street, a distance of 163.5 feet for a point of beginning of the parcel of land herein described and conveyed; run thence south 72 deg. and 07 min. west a distance of 108.6 feet; run thence north 17 deg. and 30 min. west a distance of 15 feet; run thence north 72 deg. and 07 min. east a distance of 106.5 feet to west side of Arlington Avenue; run thence south along the west side of Arlington Avenue a distance of 15 feet to the point of beginning, and being a part of the East Half of the Northwest Quarter of Section 25, Township 21, Range 1 West.

All above being situated in Shelby County, Alabama.

DR

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15th day of August, 1966.

 (SEAL)
E. J. Sullivan

State of Alabama

Shelby County

I, Martha B. Joiner a Notary Public in and for said county, in said state, hereby certify that E. J. Sullivan, 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.

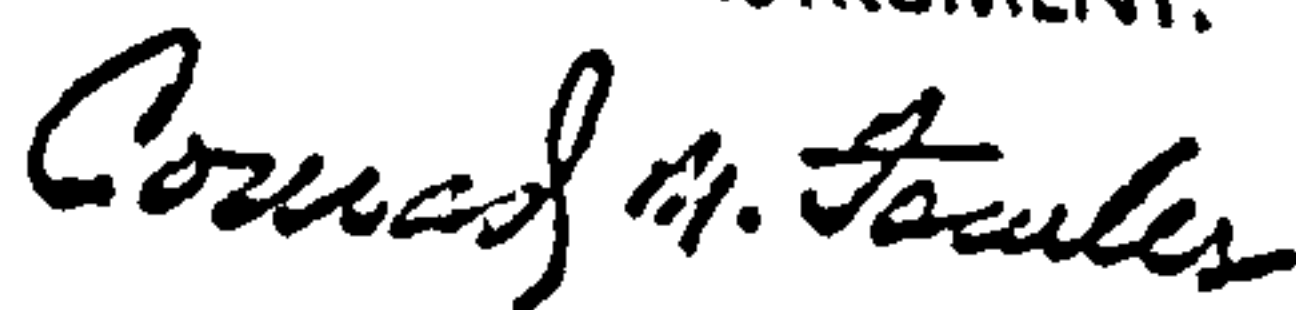
Given under my hand and official seal this 15th day of August, 1966.


Notary Public

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1 PM
11 - 4 1966

RECORDED & \$ ✓ MTG. TAX

\$ 0 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.


JUDGE OF PROBATE

600-245 030