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This instrument was prepared by
(Name) Wallace & Ellis, Attorneys
(Address) Columbiana, Alabama
Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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

That in consideration of TWENTY THOUSAND AND NO/100 (\$20,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Ann Vest Simmons and husband, Harry Simmons

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
J. C. Sargeant, Jr.

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

All that part of the SE¹/₄ of NW¹/₄ of Section 2, Township 24 North, Range 13 East, that lies East of the right of way of the L & N Railroad, EXCEPT that property known as the Jim Scott acre.
EXCEPT that portion of SE¹/₄ of NW¹/₄ which lies North of the following line:
Beginning at a point on the Base Line as described in deed recorded in Probate Office of Shelby County, Alabama in Deed Book 71, page 3 at a point on said line 506 feet west of the NE corner of Section 2, Township 24, Range 13 East; thence running South 3 deg. 21' East 1382 feet; thence running South 86 deg. 35' West 3358 feet to the right of way of the Louisville & Nashville R. R.
Subject to: Transmission line permits to Alabama Power Company recorded in said Probate Office of Shelby County, Alabama in Deed Book 101, page 184; in Deed Book 119, page 453.
EXCEPT any portion of Dunstan's Map of the Town of Calera which may encroach on above land.
EXCEPT any portion of above land which may lie North of the roadway existing across the North portion of said above land.

Part of the above described purchase price is secured by a purchase money mortgage of this date in the amount of \$15,500.00.

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 7th day of April, 1967.

BOOK 217 PAGE 670
STATE OF ALABAMA
SHELBY COUNTY
1967 APR 12 AM 11:33
REC. & FILED
JUDGE OF PROBATE

Ann Vest Simmons (Seal)
Harry Simmons (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ann Vest Simmons and Harry Simmons 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of April, A. D. 1967.
Walter L. Wallace
Notary Public.