

3414
WARRANTY DEED

BOOK 551 PAGE 451

STATE OF ALABAMA

CHILTON COUNTY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of assumption of First mortgage upon said property, owed Jefferson Federal Savings & Loan Assoc. Dollars, to the undersigned grantors, Frank I. Washington and wife, Annie Grace Washington in hand paid by D. A. Plier and W. C. Burnett, the receipt whereof is acknowledged we the said Frank I. Washington and wife, Annie Grace Washington do grant, bargain, sell and convey unto the said D. A. Plier and W. C. Burnett, the following described real estate, to-wit:

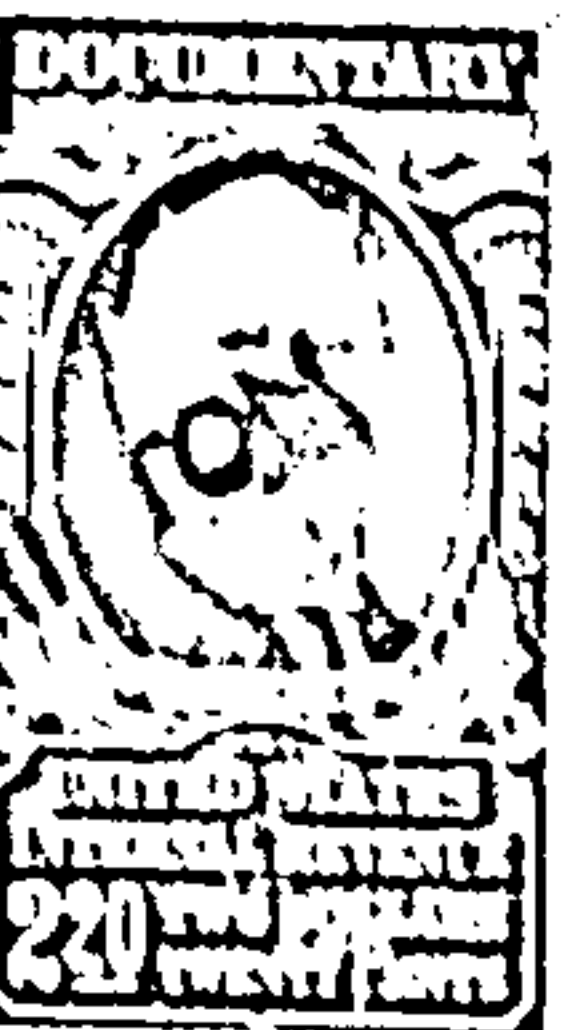
LANDS IN SHELBY COUNTY

PARCEL I

Beginning at the NE corner of Block 51 according to a map of the Town of South Calera, Alabama, duly recorded in the Probate Office of Shelby County, which point is on the West margin of Montgomery Avenue; thence running South along the West margin of said Montgomery Avenue 43 yards to the point of beginning of the lot herein conveyed and which point forms the Southeast corner of a lot formerly conveyed by Lucas H. Washington and wife, Ada F. Washington to Luther Washington and wife, Thelma Washington, by warranty deed dated November 15, 1946, and recorded in the Probate Office of Shelby County, in Deed Book 127 at Page 256 and which point is marked by an iron pin; thence run Northerly along the said West margin of said Montgomery Avenue 93 feet; thence run Westerly and parallel to West Eighth Street a distance of 126 feet to a point; run thence Southerly 106 feet to a point on the South boundary of said lot formerly conveyed by grantors by Lucas H. Washington and Ada F. Washington, which said point is 135 feet West of the point of beginning, thence Easterly along said South boundary parallel with West 8th Street 135 feet to the point of beginning.

PARCEL II

A part of Block 51 according to Map of South Calera, Alabama, as recorded in Map Book 3 on Page 40 in Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of Lot 11 in Block 51 and run in a Northerly direction along West right of way line of Montgomery Avenue a distance of 258 feet to point of beginning of lot herein described; thence run in a Westerly direction a distance of 134½ feet; thence run in a Southerly direction and parallel to the East line of said Block 51, to the South line of said Block and being the North margin of 7th Street; thence run in a Westerly direction along the South line of said Block to the Southwest corner of said Block 51; thence run in a Northerly direction along the East line of Mobile Avenue to the NW corner of Block 51; thence in an Easterly direction along the South margin of 8th Street to the NE corner of lot 24 in Block 51; thence run in a Southerly direction along the West line of lot now belonging to Frank I. Washington a distance of 43 yards more or less to the SW corner of Lot;



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D. A. Plier
Rte 2 Gemini

thence in an Easterly direction along the South line of Frank I. and Annie Grace Washington lot to the West margin of Montgomery Avenue; thence in a Southerly direction along the West right of way line of Montgomery Avenue to the point of beginning, less and except the following portion of said above lands heretofore conveyed to Frank I. Washington, Jr., recorded in Volume of Deeds 245 at Page 586 in Shelby County, Alabama, described as follows:

Beginning at the Southwest corner of Block 51 of the Map or Plat of South Calera and being the North margin of Seventh Street, run in a Northerly direction on and along the East right of way of Mobile Avenue to the center of a drainage ditch, thence East along the center of said drainage ditch 377½ feet, thence South about 372 feet and to the North side of Seventh Street, thence Westerly along the North side of Seventh Street to the Southwest corner of Block 51 and to the point of beginning, less and except a small parcel of land in the Southeast corner of said above described tract owned by Mr. Dalton Presley, being about 50 feet wide North and South and about 15' wide East and West. Lying and being in the Northwest quarter of the Southwest quarter of Section 11, Township 24, Range 13.

LANDS IN CHILTON COUNTY

From the point on the North right of way of Jemison-Union Grove paved road, where said North R/W intersects the West line of Southwest quarter of Northeast quarter of Section 17, Township 23, Range 14, said point being 1400 feet South of the Northwest corner of said Northeast quarter, and East on and along the said North R/W a distance of 62 feet to the intersection of the East line of a county road and the North R/W of Jemison-Union Grove road and the beginning point of the tract herein described. From the beginning point thus established run North 4 degrees 30 minutes East, on and along East R/W of county road (unpaved) 420 feet; thence North 75 degrees East and parallel with the Jemison-Union Grove road 165 feet; thence South 2 degrees 30 minutes East 399 feet to the North R/W of said road; thence South 75 degrees West on and along the said North R/W 255 feet to the point of beginning, lying and being in the NW 1/4 of NE 1/4 and SW 1/4 of NE 1/4, Section 17, Township 23, Range 14, in Chilton County, Alabama.

All of said property being subject to a first mortgage to Jefferson Federal Savings and Loan Association and recorded in Book 504 at Page 267 in Chilton County and Book 278 at Page 257 in Shelby County.

TO HAVE AND TO HOLD to the said D. A. Plier and W. C. Burnett, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said D. A. Plier and W. C. Burnett, that we are lawfully seized in Fee Simple of said premises; that they are free from all incumbrances; and that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said

D. A. Plier and W. C. Burnett, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of March, 1967.

Frank I Washington (L.S.)

Annie Grace Washington (L.S.)

STATE OF ALABAMA

Chilton COUNTY

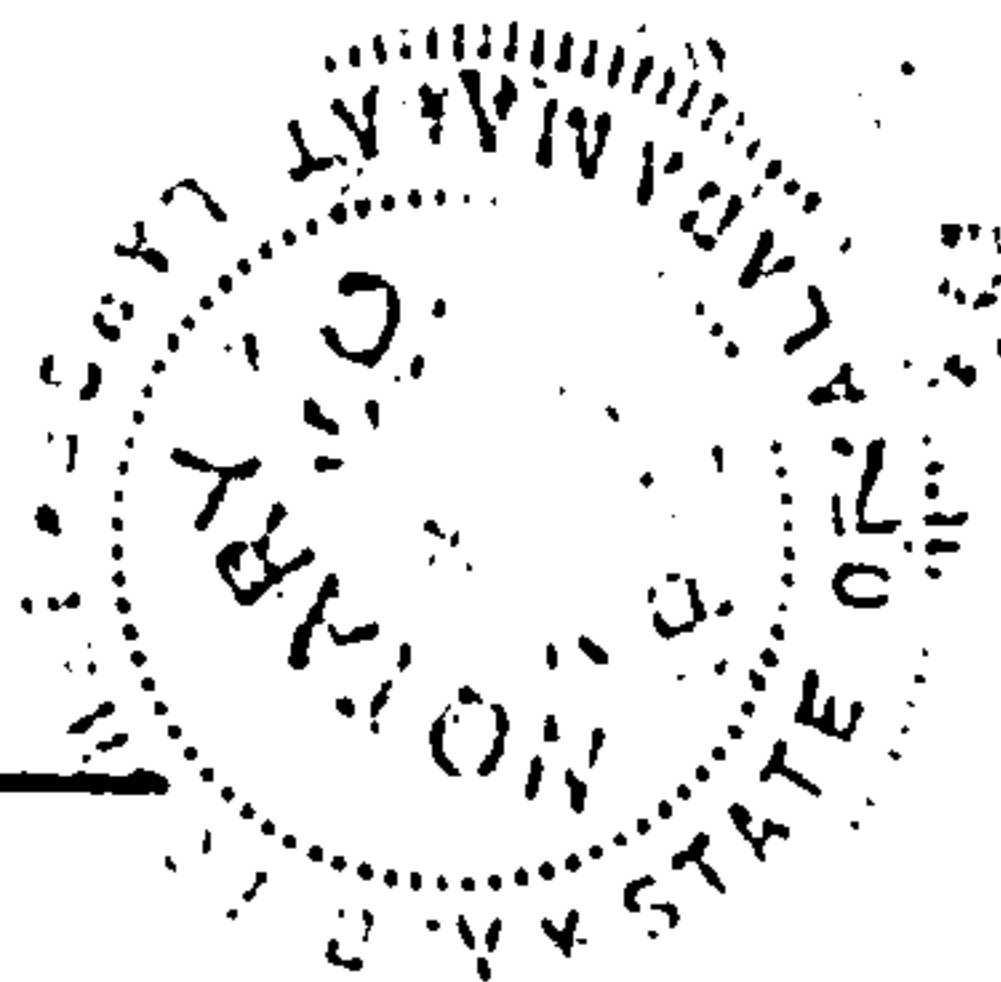
I, W. C. Burnett, a Notary Public in and for the state and county aforesaid, hereby certify that Frank I.

Washington and wife, Annie Grace Washington, 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, this the 28th day of March, 1967.

W. C. Burnett

Notary Public



STATE OF ALA. CHILTON CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1967 MAR 29 AM 11:18

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

W. C. Burnett
JUDGE OF PROBATE

Fee 1.15
Tax 5.00

STATE OF ALA. SHELTER CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1967 MAR 18 PM 3:38
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
W. C. Burnett
JUDGE OF PROBATE