

3460

Ref 10,000.00

Dec 78 305-752

STATE OF ALABAMA)  
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-Three Thousand and No/100 Dollars (\$63,000.00) to the undersigned grantor, Guy L. Burns, an unmarried man, in hand paid by Van E. Belcher, the receipt whereof acknowledged, I, the said Guy L. Burns, do grant, bargain, sell and convey unto the said Van E. Belcher, the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the E $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 1, Township 20, Range 3 West, more particularly described as follows: Commence at the SW corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 1, Township 20, Range 3 West, thence in a Northerly direction along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 523.48 feet to the point of beginning; thence turn an angle of 123° 58' to the right for a distance of 1012.42 feet to a point on the Westerly right of way line of U. S. Highway No. 31; thence turn an angle of 95° 42' 30" to the left and run along said Westerly right of way line a distance of 831.65 feet to a point on the Northerly line of Lot 4, according to J. H. Barker's Survey, as recorded in Map Book 3, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an angle of 94° 55' 30" to the left for a distance of 1343.17 feet to a point on the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; run thence Southwardly and along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for a distance of 698.33 feet to the point of beginning.

ALSO part of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 1, Township 20, Range 3 West, more particularly described as follows: Begin at the Northwest corner of said NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 1, Township 20, Range 3 West and run East along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 348.63 feet, thence turn an angle to the right of 112° 34' 30" and run 245.96 feet to the Northerly line of Lot 4, according to J. H. Barker's Survey as recorded in Map Book 2, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an angle of 90° to the right and run Westerly along the Northerly line of Lot 4 in said J. H. Barker's Survey a distance of 273.56 feet more or less, to the West line of said NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 1, Township 20, Range 3 West, run thence North along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section 122.6 feet more or less, to point of beginning; being all of Lot 3 of said J. H. Barker's survey except that portion heretofore conveyed by Louise Smith and husband, Robert H. Smith.

Subject to easements and restrictions of record.

\$53,000.00 of the purchase price recited above was paid by purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Van E. Belcher, his heirs and assigns forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Van E. Belcher, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; except 1967 taxes; that I have a good right to sell and convey the same as

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aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Van E. Belcher, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19 day of April, 1967.

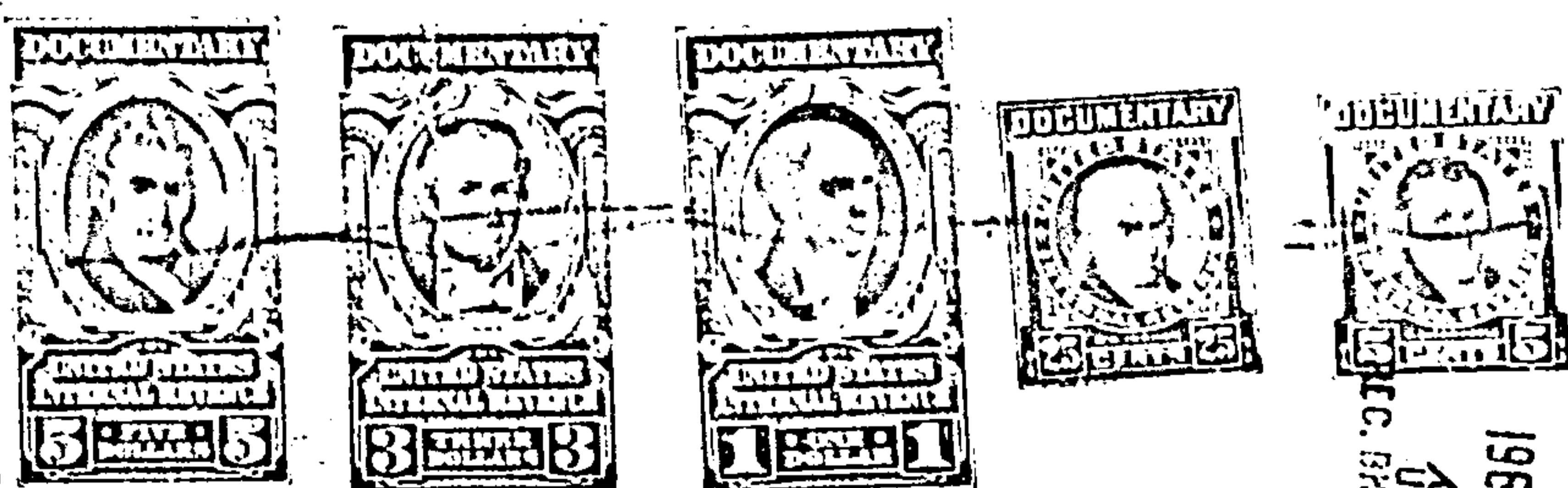
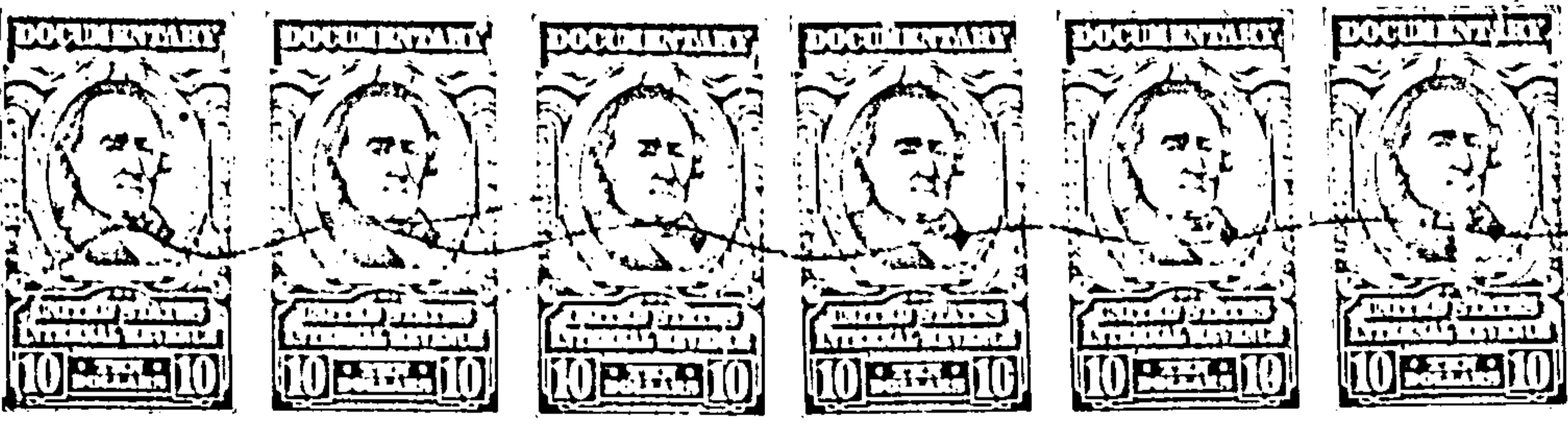
*Guy L. Burns*  
Guy L. Burns

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Guy L. Burns, an unmarried man, 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 19 day of April, 1967.

*W. K. Smith*  
Notary Public



STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1967 APR 22 AM 9:13  
Kendall Jay 1000  
U.C. FILE NUMBER OR  
REC. OR PAGE AS SHOWN ABOVE  
W. K. Smith  
JUDGE OF PROBATE

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