

This instrument was prepared by

(Name) WALLACE and 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 Ten Thousand, Six Hundred, Twenty-five and 00/100 Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Peachie Dunnaway and F. E. Dunaway

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Earl Richards, Joe Wideman and Guy H. Caffey, Jr.

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

From the SE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West run Westerly along the south boundary line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, for 533.65 feet, more or less, to a point on the west right of way line of U. S. 31 Highway; thence turn an angle of 104 deg. 14' to the right and run northeasterly along the west R.O.W. line of said U. S. 31 Highway for 424.13 feet to the point of beginning of the land herein described; thence turn an angle of 103 deg. 37 3/4' to the left and run westerly 196.25 feet more or less, to a point on the east right of way line of the Old Birmingham-Montgomery Highway; thence turn an angle of 88 deg. 39' to the right and run northerly along the east R.O.W. line of the Old Birmingham - Montgomery Highway 380.0 feet, to a point on the south line of a dirt road; thence turn an angle of 91 deg. 26 1/4' to the right and run easterly along the south line of said dirt road for 291.87 feet, more or less, to a point on the west R.O.W. line of U. S. 31 Highway; thence turn an angle of 102 deg. 48 3/4 min. to the right and run southwesterly along the west R.O.W. line of U. S. 31 Highway 389.0 feet to the point of beginning.

This land being a part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West and being 2.125 acres, more or less.

The above described property is the same property as was conveyed to Molly B. Jenkins by deed dated April 1, 1925, and recorded in Deed Book 73, page 472, in the Probate Records of Shelby County, Alabama

STATE OF ALA., SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 11:15 a.m.

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 with the said GRANTEE, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said land, and 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 GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 14th day of April, 1967.

RECORDED & INDEXED
\$3 DEED TAX
PD. ON THIS INSTRUMENT
C. M. Jones
JUDGE OF PROBATE

Alma H. Jones (Seal)

Alma H. Jones (Seal)

(Seal)

Peachie Dunnaway (Seal)

F. E. DUNAWAY (Seal)

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peachie Dunnaway and F. E. Dunnaway, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this 14th day of April, 1967, 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 14th day of April, A. D., 1967.

C. M. Jones

Notary Public.