

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-56

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifteen Thousand and no/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, Gertrude Baer, and her husband, Eli Baer,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Montevallo Development Board, Inc.

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

A part of the $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East, described as follows: Commence at the southwest corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2 and run north 3 deg. west 645 feet to center of old road; thence north 84 deg. east 122 feet; thence north 78 deg. east 98 feet to point of beginning, being a corner of Steelman property (now belonging to Kermit Woolley); thence north 82 deg. east along south line of Woolley property 101 feet; thence along southeast side of Woolley property as follows: south 40 deg. east 315 feet; thence south 20 deg. east 120 feet; south 2 deg. east 205 feet to north right of way line of Highway No. 25; thence in an easterly direction along north right of way line of said Highway No. 25 to east line of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2; thence north along east line of W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 2 to a point which is 716 feet south of northeast corner, being the southeast corner of Evans land; thence along Evans land south 65 deg. west 264 feet; thence along south line of Evans land north 66 deg. west 710 feet to hickory tree; thence north 80 deg. west 195 feet to northeast corner of Woolley property; thence along east line of Woolley property south 3 deg. east 718 feet, more or less, to point of beginning.

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 11:45 am

7/15 1967

RECORDED & \$ MTG. TAX

\$ 15.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

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 21 day of June, 1967.

(Seal)

(Seal)

(Seal)

Gertrude Baer
Eli Baer

(Seal)

(Seal)

(Seal)

NORTH CAROLINA

STATE OF ~~Alabama~~

CUMBERLAND COUNTY

General Acknowledgment

I, Judith R. Edelman, a Notary Public in and for said County, in said State, hereby certify that Gertrude Baer, and her husband, Eli Baer, 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 21 day of June, A. D. 1967.

My Commission Expires: 4-26-68

Judith R. Edelman

Notary Public.