

State of Alabama

Shelby

County

5392

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand Two Hundred Fifty and no/100-----DOLLARS

to the undersigned grantor Kathleen H. Espy, a widow

in hand paid by Joseph O. Lester and Dwight Evers

the receipt whereof is acknowledged I the said Kathleen H. Espy, a widow

do grant, bargain, sell and convey unto the said Joseph O. Lester and Dwight Evers

the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Thowship 18 South, Range 1 West Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said section and run West along the South line of said Section for 500.00 feet to the Southwest corner of that parcel of land as recorded in Deed Book 156, Page 273, in the Judge of Probates office of Shelby County, Alabama; thence North parallel with the East line of said Section and along the West line of said parcel for 650.55 feet to the point of beginning; thence continue along last stated course for 535.24 feet to the Southerly right of way line of U. S. Highway 280; thence 94 deg. 00 min. right and run Southeasterly along said Southerly right of way line for 150.36 feet; thence 6 deg. 04 min. right and continue Southeasterly along said Southerly right of way line for 101.57 feet; thence 79 deg. 56 min. right and run Southerly for 507.00 feet; thence 90 deg. 00 min. right and run Westerly for 250.00 feet to the pOint of beginning. Said parcel contains 3.009 acres.

Subject to the following:

1. Rights claimed by the Alabama Power Company under the transmission line permit dated October 2, 1940, and recorded in Deed Book 109, Page 491 from C. G. Elliott, a single man.
2. Rights claimed by Shelby County under the right of way deed recorded in Deed Book 95, Page 519, in the Probate Office of Shelby County, Alabama.

Thomas J. Espy, husband of the grantor, died October 1, 1964.



TO HAVE AND TO HOLD, To the said Joseph O. Lester and Dwight Evers, their

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Joseph O. Lester and Dwight Evers, their

heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; (except taxes for the current year)

that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Joseph O. Lester and Dwight Evers, their

heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal,

this 6th day of July, 1967.

WITNESSES:

Kathleen H. Espy (Seal.)
Kathleen H. Espy

(Seal.)

(Seal.)

(Seal.)

91

103-A

219

MAIL TO: Horn Realty Company
18 North 21st Street
Birmingham, Alabama 35203

Kathleen H. Espy

TO

Joseph O. Lester
and

Dwight Evers

WARRANTY DEED

This deed prepared by:
Beatrice S. Wright ✓
Horn Realty Company
18 North 21st Street
Birmingham, Alabama 35203

12.50
1.41-
13.95-

State of ALABAMA }
JEFFERSON COUNTY }

I, C. D. Horn, a Notary Public in and for said County, in said State,

hereby certify that Kathleen H. Espy, a widow

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of July, 1967.

C. D. Horn

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
47:8 AM 8-7 JUL 29.
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
DATE