

This instrument was ^{copied} ~~recorded~~ by

(Name) **Joe A. Scotch**

(Address) **2211 Highland Avenue South, Birmingham, 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 **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**

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

S. M. STEEN AND WIFE, ROMA A. STEEN

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

JOHN R. SHRIVER, JR.

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

PARCEL NO. 1: Begin at NW corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 15, Township 19, Range 2 West; thence run South along west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 330 feet; thence NE to the NE corner of the $\frac{1}{2}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ Section being a point 666.06 feet East of the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence west along North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the point of beginning, minerals and mining rights excepted.

PARCEL NO. 2: Commence at the NE corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West and run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 392 feet; thence turn 77 deg. 02 min. right and run in a straight line in a South westerly direction 410.48 feet; thence turn 77 deg. 02 min. left and run in a straight line in a southerly direction and parallel with the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the North line of Valleydale Highway Right of Way, which is the point of beginning of the parcel herein described; thence continue along the same course to a point on the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section which is 400 feet West of the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 400 feet to the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the North line of said Valleydale Highway Right of Way; thence run in a Westerly or Southwesterly direction along the North Right of Way line of said Highway to the point of beginning, subject to right of way of said Valleydale Highway. Also, all that part of the S $\frac{1}{2}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West, lying SE of the Valleydale Highway, less and except a portion thereof heretofore conveyed to Cecil Laney and wife, Joyce H. Laney, by deed recorded in Deed Book 245, Page 840, Office of Judge of Probate of Shelby County, Alabama, described as follows: viz: Begin at the SE corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West; thence

(CONTINUED ON REVERSE SIDE)

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 5 day of oct, 1967

.....(Seal)

S. M. Steen
.....(Seal)
S. M. Steen

.....(Seal)

Roma A. Steen
.....(Seal)
Roma A. Steen

.....(Seal)

.....(Seal)

STATE OF ~~MISSISSIPPI~~ MISSISSIPPI
PANOLA COUNTY

General Acknowledgment

I, IKE SHANKLE, a Notary Public in and for said County, in said State, hereby certify that S. M. Steen and wife Roma A. Steen 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 5th day of October, A. D., 1967.

Ike Shankle
.....
Circuit Clerk Notary Public.

My Commission expires Jan 1, 1968

BOOK 250 PAGE 288

NEW ADDRESS BOOK 250 PAGE 289

RETURN TO:
SCOTCH B.E. & INS. CO., INC.
6001 HOPKINS AVE., S.W.
BIRMINGHAM, ALA. 35206

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

.....
Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

(CONTINUATION OF DESCRIPTION)

run North along the East line of said 1/4-1/4 Section 330 feet; thence Southwest to the SW corner of the E 1/2 of said 1/4-1/4 Section, being a point 666.06 feet West of the SE corner of said 1/4-1/4 Section; thence East along the South line of said 1/4-1/4 Section 666.06 feet to the point of beginning. Minerals and mining rights excepted, less and except highway right of way.

This conveyance is subject to taxes due in the year 1967 and subsequent years.

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

1967 OCT 10 AM 8:15

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Concepcion
JUDGE OF PROBATE