

This instrument was prepared by

(Name) **WALLACE & 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

One Dollar

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

William Gallon and wife, Esther Gallon; and Francis Gallon

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

Clive O. Boggan and wife, Alma T. Boggan

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

All that part of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of NW $\frac{1}{4}$ lying East of Public Road (dirt, running in a northerly - southerly direction) and North of the northern most boundary of the hereinafter described property which is retained and owned by grantor Francis Gallon, to-wit: Part of the NE $\frac{1}{2}$ of Section 35, Township 17 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said section 35 as established by Mr. Frank W. Wheeler, Alabama Registration Land Surveyor No. 3385, said point of beginning being further described as an old wood hub in a rock pile; thence run westerly along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ section and its extension for 1625.93 feet to an old wooden stake established by Wheeler; thence 90 deg. right and run Northerly for 110.00 feet to a crimped iron pin; thence 91 deg. 28' right and run Easterly for 1623.95 feet to an old 1' iron rod known as the McMillan corner; thence 86 deg. 31' 30" right and run southerly for 68.40 feet to the point of beginning.

This conveyance is given for the purpose of clearing up an existing boundary line dispute between grantors and grantees and is further given in exchange for a deed from grantees to grantor Francis Gallon to the property described by meets and bounds above, the northern boundary of which said property will constitute the boundary between property of grantor Francis Gallon and grantees from this date hence.

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 *26th* day of **March**, 19 **68**.

(Seal)

(Seal)

(Seal)

William Gallon

(Seal)

Esther Gallon

(Seal)

Francis Gallon

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, **the undersigned**, a Notary Public in and for said County, in said State, hereby certify that **William Gallon and wife, Esther Gallon; and Francis Gallon** 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 *26th* day of **March**, A. D. 19 **68**

March

A. D. 19 **68**

Clive O. Boggan
Notary Public.