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This instrument was prepared by

(Name)

(Address)

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 Two Thousand and no/100 Dollars 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,

Lucille S. Farris and husband, W. M. Farris

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

Frank Kovach, Jr.

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

A parcel of land situated in the NE $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West, being more particularly described as follows: Commence at the southwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West; thence in an easterly direction along the southerly line of said quarter-quarter section for a distance of 29.39 feet to the point of beginning; thence turn an angle to the right of 65 deg. 04 min. 35 sec. and in a southeasterly direction for a distance of 827 feet, more or less, to a point in the center line of Buck Creek as presently located; thence run in a southwesterly direction along the meanderings of said Buck Creek for a distance of 480 feet, more or less, to its intersection with the northeasterly right-of-way line of Alabama Power Company right of way; thence run in a northwesterly direction along the northeasterly right-of-way line of said Alabama Power Company right of way for a distance of 1895 feet, more or less, to its intersection with the southerly right of way line of the Alabaster Industrial Road; thence turn an angle of 114 deg. 38 min. 25 sec. to the right and in an easterly direction along the southerly line of said Alabaster Industrial Road for a distance of 277.53 feet to a point of beginning of a curve to the right (said curve having a central angle of 3 deg. 20 min. 35 sec. and a radius of 2,824.98 feet; thence along the arc of said curve for a distance of 164.83 feet; thence turn an angle to the right of 63 deg. 41 min. 17.5 sec. (said angle being measured from chord of last described course being situated on a curve); thence in a southeasterly direction parallel with the Alabama Power Company's right of way and 400 feet northeasterly of said right of way for a distance of 658.59 feet to the point of beginning. Said parcel containing 15.1 acres, more or less.

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 10th day of May, 1968.

(Seal)
(Seal)
(Seal)

Lucille S. Farris (Seal)
Lucille S. Farris (Seal)
W. M. Farris (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Virginia Johnson, a Notary Public in and for said County, in said State, hereby certify that Lucille S. Farris and W. M. Farris 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 10th day of May, A. D., 1968

Virginia Johnson
Notary Public.

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