

This instrument was prepared by
(Name) WALLACE & ELIJS, Attorneys

11392

(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 Two Hundred and 00/100 Dollars

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

Willis Oakes and wife, Aileen Oakes

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

John E. Howell and wife, Elizabeth G. Howell

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

Commence at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West; thence run North 67° 49' West a distance of 90.5 feet to a point on the West R.O.W. line of Alabama Hwy. #25; thence turn an angle to the right of 101° 17' and run a distance of 105.0 feet; thence turn an angle 88° 51' to the left and run a distance of 122.52 feet; thence turn an angle of 93° 22' to the left and run a distance of 119.93 feet to a point; thence turn an angle of 112° 42' to the right and run a distance of 51.5 feet to a point; thence turn an angle of 95° 12' 30" to the left and run a distance of 106.93 feet to the point of beginning of the property herein conveyed; thence continue on said line a distance of 110.07 feet to a point; thence turn an angle to the right of 95° 49' 30" and run a distance of 194.2 feet to a point; thence turn an angle to the right of 84° 37' and run a distance of 103.0 feet to a point; thence turn an angle to the right of 94° 48' 30" and run a distance of 193.24 feet to the point of beginning; Said parcel of land is situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West and contains 0.58 acres, more or less excepting Street R.O.W. of Hill Circle.

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 27 day of August, 1968.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Alec H. ...
1968 AUG 29 PM 1:34
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Conrad ...
JUDGE OF PROBATE

(Seal) Willis Oakes
(Seal) Aileen Oakes
(Seal)

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STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Willis Oakes and wife, Aileen Oakes whose name(s) 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 27 day of August, A. D., 1968

(Signature) Notary Public.

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