

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 One

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

R. E. Cospers and wife, Martha K. Cospers

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

Nell Carolyn Johnson

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

From the Southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East, run northerly along the east boundary line of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East for 99.08 feet, more or less, to the point of intersection of the east boundary line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East and the northeast right of way line of Alabama State Highway No. 25; thence turn an angle of 42 deg. 26 min. to the left and run northwesterly along the northeast R.O.W. line of Ala. State Highway No. 25 for 711.23 feet; thence turn an angle of 90 deg. to the left and run southwesterly 80.0 feet to the point on the southwest R.O.W. line of said road for the point of beginning of the land herein described and conveyed; thence continue Southwesterly along last said course for 361.5 feet; thence turn an angle of 90 deg. to the right and run Northwesterly/parallel to the Southwest right of way line of Highway No. 25 for 361.5 feet; thence run Easterly and parallel with the South line of the lot being herein described a distance of 361.5 feet to a point on the Southwest right of way line of said road; thence run in a Southeasterly direction along the Southwest right of way line of said State Highway No. 25 a distance of 361.5 feet to point of beginning of the lot herein described. Situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East.

This deed is executed for the purpose of correcting the defective description contained in that certain deed from the grantors herein to the grantee herein, dated April 25, 1961 recorded in Deed Book 215, page 200.

STATE OF ALA. SHELBY COUNTY
I CERTIFY THAT THE INSTRUMENT WAS
1968 NOV 27 AM 10:18
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PEACE
C. M. McDaniel

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 GRANTEEES, 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 GRANTEEES, 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 October, 1968

.....(Seal)

.....(Seal)

.....(Seal)

R. E. Cospers

R. E. Cospers

Martha K. Cospers

Martha K. Cospers

General Acknowledgment

STATE OF ALABAMA }
Shelby COUNTY }

I, Virginia H. McDaniel, a Notary Public in and for said County, in said State, hereby certify that R. E. Cospers and wife, Martha K. Cospers 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 October, 1968

Virginia H. McDaniel
Notary Public

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