

This instrument was prepared by

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Form 1-1-37 Rev. 1-44

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand, Two Hundred, Seventy-two 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,

H. P. Seifert, a single man

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

Fay M. Kallonborn

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

A part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 17, Township 19 South, Range 1 West, more particularly described as follows: Commence at the NE corner of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and run thence South 2 deg. 30' East along the Western boundary of said NW $\frac{1}{4}$ Section a distance of 122.3 feet to a point; thence turn to the left and run North 35 deg. 10' East a distance of 82.2 feet to a point; thence turn to the right and run South 29 deg. 20' East a distance of 129.7 feet to a point; thence run South 46 deg. 50' East a distance of 151.7 feet to a point; thence run South 21 deg. 20' East a distance of 42 feet to a point; thence run South 35 deg. 06' West a distance of 241.44 feet to a point; thence run North 55 deg. 26' West a distance of 100 feet, more or less, to the point of beginning which said point is on the Eastern boundary of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 17; thence turn to the left and run South 2 deg. 3' east a distance of 175 feet to a point; thence run South 87 deg. 10' West a distance of 375 feet to a point; thence run North 34 deg. 34' East a distance of 365 feet to a point; thence run South 55 deg. 26' East a distance of 200 feet to point of beginning, containing 1.568 acres.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
APR 15 AM 9:10
U.C. FILE NUMBER DR
BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

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, I have hereunto set my hands(s) and seal(s), this 11 day of April, 1969.

Henry P. Seifert

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. P. Seifert, a single man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of April, 1969.

Fred M. Steadman
Notary Public