

For
File
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2944

4535.00

This instrument was prepared by
(Name) _____
(Address) _____
Form 1-1-27 Rev. 1-56
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Thousand Dollars and No/100-----
and assumption of Mortgages listed below.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we.
Gordon E. Spaugh and wife, Lynda B. Spaugh

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Frank R. Daniel , a single man

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit: **For Legal Description see**
Exhibit "A" attached hereto and incorporated herein and made a part hereof by reference as if set out in
full herein and all improvements thereon.

Subject to easements and rights of way of Record.

Also: Grantee assumes and agrees to pay a mortgage in favor of Reid A. Preston and wife, Flossie V. Preston, recorded in Mortgage Book 302, Page 931, in the Probate Office of Shelby County, Alabama.

Also: Grantee assumes and agrees to pay a mortgage in favor of Kathryn Purdy and Margery Purdy, recorded in Mortgage Book 302, Page 935, in the Probate Office of Shelby County, Alabama.

Also: A Purchase Money Mortgage in favor of Gordon E. Spaugh and wife, Lynda B. Spaugh in the principal amount of \$3,800.

Also: A loan from University Credit Union.

RECEIVED
SHELBY COUNTY ALA.
JUL 1 1969
8:24
J.C. THE NOTARY
REC. EX. 2. PRE. AS CH. 100.00
COMM. EXPIRES 9-25-69

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~X~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~our~~ (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
day of June, 19 69

_____(Seal)
_____(Seal)
_____(Seal)

Gordon E. Spaugh (Seal)
Lynda B. Spaugh (Seal)
COMM. EXPIRES 9-25-69

1969
JUL 1
BOOK 258

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Gordon E. Spaugh and wife Lynda B. Spaugh
whose name 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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 2nd day of June, A. D. 19 69
Robert O. Stewart
Notary Public.

EXHIBIT "A"

Commence at the SW corner of Section 21, Township 21 South, Range 1 West; thence run East along the South line of said Section a distance of 55.25 feet to the center line of a County gravel road; thence turn an angle of 53° 00' to the left and run along said County road a distance of 72.00 feet to the point of beginning; thence turn an angle of 14° 35' to the left and run along said center line 505.50 feet; thence turn an angle of 23° 51' to the right and run along said center line a distance of 214.15 feet; thence turn an angle of 30° 04' to the left and run along center line a distance of 676.40 feet; thence turn an angle of 9° 09' to the right and run along center line a distance of 627.84 feet; thence turn an angle of 26° 55' to the left and run along center line a distance of 116.48 feet; thence turn an angle of 20° 50' to the left and run along center line a distance of 205.72 feet; thence turn an angle of 20° 18' to the right and run along center line a distance of 225.60 feet; thence turn an angle of 17° 48' to the left and run along center line a distance of 250.00 feet, more or less, to the North line of the NW 1/4 of the SW 1/4 of Section 21; thence run East along the North line of said 1/4-1/4 Section to the West line of Waxahatchee Creek; thence run South along the West line of Waxahatchee Creek to its intersection with the East line of the NW 1/4 of the NW 1/4 of Section 28, Township 21 South, Range 1 West; thence run South along the East line of said 1/4-1/4 section to the North ROW line of the new County Highway; thence run west along said ROW line (to the East line of Purdy tract 70-3A) to a point that is 220.00 feet, more or less, East of the West line of Section 28; thence turn an angle of 89° 05' to the right and run North a distance of 988.45 feet, more or less, to the point of beginning, situated in the NW 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 of Section 21, and the NW 1/4 of the NW 1/4 of Section 28, Township 21 South, Range 1 West, Shelby County, Alabama.

For Identification to the legal description of Exhibit "A":

Gordon E. Spaugh
Gordon E. Spaugh

Lynda B. Spaugh
Lynda B. Spaugh

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1969 JUN -4 AM 8:24
U.C.C. FILE NUMBER 97
REC. EX. & PAGE AS SHOWN ABOVE
Clerk of Probate