

This instrument was prepared by: Izas Bahakel, Attorney
729 North 21st Street
Birmingham, Alabama 35203

7.50
min. 60.00
STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Ten Thousand Dollars (\$10,000.00) cash and a Purchase Money Mortgage of even date herewith on the subject premises in the amount of Fifty Thousand Dollars (\$50,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, K. J. George, ^{individually and} a widow and Christine G. Ozburn, as Executrix of the Estate of Brown George, deceased, do hereby grant, bargain, sell and convey unto Earl J. Standifer, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6 in Block 1 Sector one of Resurvey of George's Subdivision of Keystone according to Map as recorded in Map Book 3, page 79 in Probate Office of Shelby County, Alabama. MINERALS AND MINING RIGHTS EXCEPTED.

Lot 1, 2, 3, 4, in Block 3 Sector One of Resurvey of George's Subdivision of Keystone according to Map as recorded in Map Book 3, page 79, in Probate Office of Shelby County, Alabama, EXCEPTING right of way to 4-lane Birmingham-Montgomery Highway; MINERALS AND MINING RIGHTS EXCEPTED.

Lots 5 and 6 in Block 3 Sector one of Resurvey of George's Subdivision of Keystone according to Map as recorded in Map Book 3, page 79, in Probate Office of Shelby County, Alabama. MINERALS AND MINING RIGHTS EXCEPTED.

Lot 10 and Lot 12, EXCEPT that portion of Lot 12 sold to A. M. Honeycutt and wife, Virginia R. Honeycutt as described in Deed Book 235, page 469, all in Block one, Sector Two of Resurvey of George's Subdivision of Keystone, according to Map as recorded in Map Book 4, page 11, in Probate Office of Shelby County, Alabama. MINERALS AND MINING RIGHTS EXCEPTED.

Lots 14, 16, 17, 18 and 19 in Block 2;

Lots 14, 15, 16, 17, 18, 21, 22, in Block 3;

Lots 8, 9, 12, 13 in Block 4;
All according to Resurvey of George's Sub-
division of Keystone Sector Three, as record-
ed in Probate Office of Shelby County, Alabama,
in Map Book 4, page 33. MINERALS AND MINING
RIGHTS EXCEPTED.

A part of the E $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 25,
Twonship 20 South, Range 3 West, described
as follows: Begin at the SE corner of the
SW $\frac{1}{4}$ of Section 25 and run North along East
line of said SW $\frac{1}{4}$ of Section 25 a distance
of 2672.24 feet to the NE corner of said
quarter section: thence turn angle of 89
degrees 04' 01" to left and run west along
North line of said quarter section a distance
of 656.00 feet; thence turn an angle of 91
degrees 22' to left and run a distance of
305.55 feet; thence turn an angle of 90
degrees 44' to right and run a distance of
94.65 feet; thence turn an angle 74 degrees
17' 05" to left and run a distance of 1074.08
feet to NE corner of lot 13 Block 4 Sector
Three of Resurvey of George's Subdivision of
Keystone; thence turn an angle of 33 degrees
06' 30" to left and run along said Block 4
a distance of 172.14 feet to the P. C. of a
curve; thence run along said curve (whose
Delta angle is 32 degrees 35' to the right,
Tangent distance is 44.87 feet; Radius is
153.77 feet) to the P. T. of curve; thence
continue along a tangent of said curve a
distance of 118.83 feet; thence turn an
angle of 68 degrees 11' to left and run a
distance of 51.11 feet to the NE corner of
lot 23 in Block 3 of said Sector three of
said subdivision; thence turn an angle of
68 degrees 11' to the right and run along
the East line of said Block 3 a distance of
893.07 feet to the south line of Section 25;
thence turn an angle of 104 degrees 16' 30"
to the left and run East along the South line
of Section 25 a distance of 1239.60 feet to
point of beginning.

EXCEPT that portion condemned by Alabaster
Water and Gas Board as shown in Probate
Minutes Book 32, page 655, in Probate Office
of Shelby County, Alabama. MINERALS AND
MINING RIGHTS EXCEPTED, AND EXCEPTING HIGHWAY
RIGHT OF WAY.

Also Lot 11 of George's Survey of Keystone
and the Lot next to the Rubber Plant as
well as the lot South of Phillips 66 Service
Station. It is intention of the Grantors to

convey to Grantees any and all real estate or interest therein which they may have in the SW $\frac{1}{4}$ of Section 25 Township 20, Range 3 West, Shelby County, Alabama.

The grantee takes title with the knowledge that a part of the land conveyed on the East and South side is under fence by others than the grantor and as to such portion under fence the covenants and warranties hereinbefore contained are limited as against persons in possession and are excepted from the covenants and warranties herein contained.

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

And we do for ourselves and for our heirs, executors, and administrators covenants with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seal, this 26 day of July, 1969.

<u>Christine G. Ozburn</u> (Seal)	<u>K. J. George</u> (Seal)
<u>Executrix of the</u> (Seal)	<u>Christine G. Ozburn</u> (Seal)
<u>Estate of Brown George, Deceased</u> (Seal)	<u>Charles T. Ozburn</u> (Seal)

STATE OF ALABAMA)
Jefferson COUNTY)

GENERAL ACKNOWLEDGEMENT

I, 1245 BAHAKEL, a Notary Public in and for said County, in said State, hereby certify that K. J. George, a widow and Christine G. Ozburn, ^{individually and} in her capacity as Executrix of the Estate of Brown George, Deceased, and husband H. T. Ozburn, 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 this conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of July, 1969.

1245 Bahakel
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Rec'd tax 10.00
1969 JUL 28 AM 10:31

U.C.C. FILE NUMBER OR
REC. EX. 3 PAGE AS SHOWN

BOOK 258 PAGE 813