

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(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 Thousand, Five 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, Jack McGhee and wife, Margaret McGhee and Albert E. Rentfrow and wife, Aileene Rentfrow

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

Charles McGhee

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

One lot in Columbiana, Alabama, more particularly described as follows: Commencing at the South side of the property owned by Shelby County and known as the old Court House property and on the East side of the public dirt road leading from Columbiana to Shelby; thence in a Southerly direction with said public road to the corner of the big ditch; thence in an East-erly direction on the said ditch or the lands of J. R. White to the lot of Dock Strickland; thence in a Northerly direction with said Strickland lot to the Southeast corner of Leo Friedberger lot; thence in a Westerly direction with said Leo Friedberger and Walter Richardson lots or garden fences to the Southwest corner of Walter Richardson lot; thence in a Northerly direction with said Richardson lot or garden fence to the SE corner of the land owned by Shelby County known as the old Court House property; thence in a Westerly direction with the County land known as the old Court House lot to the point of begining, containing two acres more or less and known as the old home place of Mrs. L. C. Armstrong and is known as Lot No. 38 of Map of Columbiana by Otto Pietz survey. EXCEPT that certain property sold to Clayton McGhee by deed dated September 12, 1951, and recorded in Deed Book 148, page 228, recorded in the Probate Records of Shelby County, Alabama.

ALSO, A part of the old courthouse property or court house square in the town of Columbiana, Alabama, described as follows: beginning at the NW corner of Lot 23 of the original Plan or Map of the Town of Columbiana, as recorded in Deed Book K, page 514, in the Probate Office of Shelby County, Alabama, and running west and parallel with the south line of the street; running east from said old court house a distance of 51 feet to within 4 feet of the present concrete side-walk extending along the east side of Shelby Road; thence south and southwest along a line running parallel with and 4 feet distant from the said sidewalk 96 feet; more or less, to the North line of Lot 20 of said original map of Columbiana, which is also the north line of lot owned by A. P. McGhee; thence east along the north line of said last mentioned lot 71 feet more or less to the west line of lot of Dr. J. H. Crawford; thence north along the west line of Dr. Crawford's lot 96 feet more or less to the point of beginning, situated in the Town of Columbiana, Shelby County, Alabama.

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

day of December, 1969.

Albert E. Rentfrow (Seal)

Aileene Rentfrow (Seal)

Jack McGhee (Seal)

Margaret McGhee (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack McGhee and wife, Margaret McGhee, 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 29 day of December, A. D., 1969.

(SEE REVERSE SIDE FOR ADDITIONAL ACKNOWLEDGEMENT)

George E. Little
Notary Public.

STATE OF Alabama)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert E. Rentfrow and wife, Aileene Rentfrow, 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 19 day of December, 1969.

Harry A. Brashear
Notary Public

SPRINGFIELD, ALA. 36201
REC. B.R. & PAGE 115 SNOOCH-ALCIVE
U.C.C. FILE NUMBER 03
1970 JAN - 2 PM 2:19
612-2-2150
Cecil H. Hester
JUDGE OF PROBATE

RETURN TO: BOOK 260 PAGE 715

TO

Columbian Ala

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$	2.50
RECORD FEE \$	1.45
TOTAL \$	3.95