

This instrument was prepared by

(Name) Maurice F. Bishop

(Address) 327 Frank Nelson Building, Birmingham, Alabama 35203

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 the sum of Ten Dollars (\$10.00) and other good and valuable consideration

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

LEROY OSBORNE, SR. and wife, ALENE OSBORNE,

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

BARBARA O. FROST

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

Starting at the NW corner of the SE-1/4 of the NW-1/4, Section 17, Tp. 19, R. 1 W. thence run East along the north boundary of said SE-1/4 of the NW-1/4 a distance of 447.87 feet for the point of beginning; thence continue East along the last named course a distance of 209 feet to the westerly right of way line of U. S. Highway No. 280, thence turn an angle of 70° 19' to the right and run southeasterly along said right of way line a distance of 120 feet, thence turn an angle of 47° 00' to the right and run southwesterly a distance of 154.2 feet, thence turn an angle of 62° 41' to the right and run west a distance of 173.4 feet, thence turn an angle of 90° 00' to the right and run north a distance of 250 feet to the point of beginning.

Also a 40 foot easement from the above described property on to driveway from U. S. Highway 80 to H. L. Brasher home, all as described in conveyance from H. L. Brasher and wife, Connie Brasher, to Leroy Osborne, Sr. dated December 1, 1964, and recorded in Book 239 at page 417, Office of the Probate Court of Shelby County, Alabama.

STATE OF ALABAMA
COUNTY OF SHELBY
JAN 15 AM 8:10
REC. BK. & PAGE AS SHOWN
U.C. FILE NUMBER
JAN 15 1969
JAMES B. COWTHORP

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 26th day of December, 1969.

Leroy Osborne (Seal)
Aleene Osborne (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Helferson COUNTY

General Acknowledgment

I, James B. Cowthorpe, a Notary Public in and for said County, in said State, hereby certify that Leroy Osborne and Aleene Osborne, 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 December, A. D., 1969.

James B. Cowthorpe
Notary Public, Notary Public at Large
My commission expires Sept. 1, 1972
Bonded by Home Indemnity Co. of N.Y.

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