

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 AND NO/100 DOLLARS (\$2,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, Dorothy Jean Howton by Paul D. Todd, her Attorney in Fact and  
Paul D. Todd, as Attorney in Fact for Dorothy Jean Howton

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

Marvin James Turner and Linda Beck Turner

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

This parcel of property: Described as follows: Beginning at the SW corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 16, Township 22 South, Range 2 West, also described as the center of Section 16, Township 22 South Range 2 West, then looking west along South line of said center of section, turn an angle of 90 deg. 56 min. to the right for a distance of 667.3 feet to a point of beginning. Then turn an angle of 89 deg. 05 min. 45 sec. to the right for a distance of 653.66 feet. Then turn an angle of 89 deg. 09 min. 30 sec. to the left for a distance of 468.98 feet, then turn an angle of 90 deg. 49 min. 37 sec. to the left for a distance of 469.45 feet to point of beginning, also being a part of lot or tract No. 366, according to the farm map of Calera Land Company Property, excepted from the above described land, the right of way of U. S. 31 Highway South, and the right of way of the Louisville and Nashville Railroad as now located. Also described as the South  $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 16, Township 22 South, Range 2 West, Shelby County, Alabama. Containing 5.2 acres - Excepted Highway and Railroad Right of Way.

This parcel of property, Described as follows: Beginning at the NE corner of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 16, Township 22 South, Range 2 West, then turn west along the north boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  for a distance of 652.93 feet, then turn an angle of 89 deg. 03 min. 45 sec. to the left for a distance of 333.8 feet, then turn an angle of 90 deg. 57 min. to the left for a distance of 653.29 feet, then turn an angle of 89 deg. 06 min. 37 sec. to the left for a distance of 333.65 feet to NE corner of said  $\frac{1}{4}$  being the point of beginning. This parcel containing 5.0 acres. Excepted from the above described land, the right of way of U.S. Highway 31 South located in Shelby County, Alabama, also being a part of lot or tract No. 369 according to Lloyd's Map of Calera, Alabama.

The above described property otherwise described in that certain deed from Mary E. Howton dated 1-11-69 recorded in Deed Book 256, page 334 in Probate Office of 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 24th day of February, 19 70.

Dorothy Jean Howton

by Paul D. Todd (Seal)  
Paul D. Todd, her Attorney in Fact

Paul D. Todd (Seal)  
Paul D. Todd, as Attorney in Fact for  
Dorothy Jean Howton

General Acknowledgment

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul D. Todd, as Attorney in Fact for Dorothy Jean Howton 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 24th day of February, A. D., 19 70

(SEE ADDITIONAL ACKNOWLEDGMENT ON REVERSE SIDE)

Frank Ellis, Jr.  
Notary Public.

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STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy Jean Howton, by Paul D. Todd, her Attorney in Fact 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 volutarily on the day the same bears date.

Given under my hand and official seal this 24 day of February, 1970.

*Frank C. [Signature]*  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1970 FEB 25 AM 8:03  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Clerk of Probate  
JUDGE OF PROBATE

RETURN TO:

*Wales*

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TO

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE  
CORPORATION  
Title Insurance  
BIRMINGHAM, ALA.

DEED TAX \$  
RECORD FEE \$  
TOTAL \$