

1596

This instrument was prepared by

(Name) Karl C. Harrison

(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 Five Hundred and no/100 Dollars -----

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,

Howard E. Ralston and wife, Elizabeth Ralston

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

O. C. Coker

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

A part of the NE 1/4 of SW 1/4 of Section 7, Township 21 South, Range 1 East, more particularly described as follows: Commence at the SE corner of said 1/4-1/4 Section and run West along the South line of said forty a distance of 388 ft. to a point on the East right-of-way line of Highway No. 25 for the point of beginning of the lot herein described; thence run North 5 deg. 40 min. East along the East right-of-way line of said Highway a distance of 377.30 ft.; thence North 11 deg. 35 min. East and along the East right-of-way line of said Highway a distance of 238 ft.; thence North 17 deg. 16 min. East along the East right-of-way line of said Highway a distance of 332.70 ft. to a point on the East right-of-way line of said highway and a branch; thence South 56 deg. 48 min. East along the meanderings of said Branch a distance of 137.2 ft.; thence South 29 deg. 37 min. East along the meanderings of said branch a distance of 165 ft. to the West margin of the old Columbiara-Wilsonville Road; thence South 20 deg. 23 min. West along the West margin of said road a distance of 656.30 ft.; thence South 36 deg. 43 min. West along the West margin of said road a distance of 115.0 ft. to the South line of the NE 1/4 of SW 1/4; thence run West along the South line of said forty acres a distance of 80 ft. to the point of beginning.

It being the intention to convey all of the NE 1/4 of SW 1/4 of Section 7, Township 21 South, Range 1 East lying East of Highway 25, South of a branch and West of the Old Columbiara - Wilsonville dirt road.

STATE OF ALA. SHELBY CO. CERTIFY THIS INSTRUMENT WAS FILED 1970 MAR -5 PM 8:15 U.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE. O.C. Coker, Notary Public

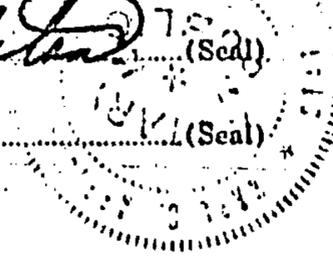
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 31st day of January, 1970.

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

Howard E. Ralston (Seal)
Elizabeth Ralston (Seal)



STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Karl C. Harrison, a Notary Public in and for said County, in said State, hereby certify that Howard E. Ralston and wife, Elizabeth Ralston whose name is set forth 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 31st day of January, A. D., 1970.

Karl C. Harrison
Notary Public.

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