

5635

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 Four Thousand and no/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,

Phillip J. Kyser and wife, Vera Mae Kyser

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

Everrett W. Snell

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

Begin at the mid point of the east side of Section 5, Township 24 North, Range 13 East and proceed north 6 deg. 00 min. west along said Section line a distance of 933.09 feet to the southeast corner of property now owned by Everett W. Snell; thence run west along the south line of said Snell property a distance of 175 feet to the southwest corner of same; thence run north and along the west line of said Snell property a distance of 100.0 feet to the south line of Alabama Highway No. 25; thence west along the south R/O/W line of said Highway a distance of 25.0 feet; thence south and parallel with the east line of said Section line a distance of 1033.09 feet, more or less, to the south line of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 5; thence run east along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 200 feet to the point of beginning.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
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REC. BK. & PAGE AS SHOWN ABOVE
Consolidated
JUNE 29 1970

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 6th day of April, 1970

(Seal)

(Seal)

(Seal)

Phillip J. Kyser (Seal)

Vera Mae Kyser (Seal)

(Seal)

FLORIDA

STATE OF ALABAMA

Broward COUNTY

General Acknowledgment

I, ROY J. NEWKIRK, a Notary Public in and for said County, in said State, hereby certify that Phillip J. Kyser and wife, Vera Mae Kyser whose name 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 6th day of April, A. D., 1970

Roy J. Newkirk
Notary Public.
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOV. 20, 1971
BONDED THROUGH FRED W. DISTELHORST

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FLORIDA AT LARGE