

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbianna, 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

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

Velma Carter, a widow, being one and the same as Velma Hill Carter

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

Tim McCoy Cooley and James Calvin Cooley

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

Commence at the Northwest corner of Section 25, Township 20, Range 3 West and run North 87 deg. 25 min. East 946 ft. to an iron stake on the East side of the right-of-way of U. S. Highway No. 31 before the same was made a 4 lane highway; thence South 18 deg. 30 min. East along said old right-of-way line 909 ft.; thence North 89 deg. 50 min. East to the present East right-of-way line of U. S. Highway 31 to the point of beginning of the lot herein conveyed; thence run in a Southerly direction along the East right-of-way of the present U. S. Highway 31 a distance of 64 ft. to a point on the North line of a dirt road leading to property of Hershel Carter; thence run in a Northeasterly direction along the Northerly right-of-way line of said dirt road a distance of 196 ft.; thence run in a Northerly direction 30 ft. to point 204 ft. East of the point of beginning; thence South 89 deg. 50 min. West 204 ft. to the point of beginning of the lot herein conveyed.

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
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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, I have hereunto set my hands(s) and seal(s), this 4th day of August, 1970.

(Seal)

Mrs Velma Carter (Seal)
Velma Carter

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Velma Carter, a widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of August, A.D. 1970.

Martha B. Joiner
Notary Public.

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