

This instrument was prepared by

(Name).....WALLACE & ELLIS.....

(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 THREE THOUSAND AND NO/100 (\$3,000.00) DOLLARS AND THE SIMULTANEOUS EXECUTION OF A PURCHASE MONEY MORTGAGE TO SECURE THE EIGHT THOUSAND AND NO/100 (\$8,000.00) DOLLARS BALANCE DUE ON THE PURCHASE PRICE

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

Kate W. Perry and husband, George S. Perry

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

William F. Brown and David L. Cleckler

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

Beginning at the intersection of the East line of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 1 East, with North right of way line of the Florida Short Route Highway; thence North to NE corner of said $\frac{1}{2}$ - $\frac{1}{4}$ section, thence West to NW corner of said $\frac{1}{2}$ - $\frac{1}{4}$ section; thence South along West line of said $\frac{1}{2}$ - $\frac{1}{4}$ section 212 $\frac{1}{2}$ feet; thence East and parallel with North line of said $\frac{1}{2}$ - $\frac{1}{4}$ section 820 feet; thence South and parallel with East line of said $\frac{1}{2}$ - $\frac{1}{4}$ section to a point in NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 27, Township 19, Range 1 East, which point is on North right of way line of Florida Short Route Highway; thence Northeasterly along such right of way to point of beginning situated in SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 22 and in NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 27, Township 19, Range 1 East.

LESS AND EXCEPT the following described lot in the Southwestern portion of the above described real estate, to-wit: Commence at the SE corner of Section 22, Township 19 South, Range 1 East, thence run West, along the South line of said Section a distance of 1671.18 feet, to a point on the NW R.O.W. line of U. S Highway No. 280, and the point of beginning thence turn an angle of 15 deg. 30 min. to the left and run along said R.O.W. line, a distance of 143.98 feet, thence turn an angle of 107 deg. 21 min. to the right and run a distance of 264.49 feet, thence turn an angle of 83 deg. 57 min. to the right and run a distance of 199.76 feet, thence turn an angle of 95 deg. 23 min. to the right and run a distance of 219.01 feet, to a point on the NW R.O.W. line of said Highway 280 thence turn an angle of 70 deg. 21 min. to the right and run along said R.O.W. line, a distance of 68.00 feet, to the point of beginning. Situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 22, and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 27, Township 19 South, Range 1 East, 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 19th day of September, 1970.

(Seal)

(Seal)

(Seal)

Kate W. Perry (Seal)

George S. Perry (Seal)

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kate W. Perry and husband, George S. Perry, 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 19 day of September, A. D., 1970.

Notary Public.