

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiara, 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 One Dollar

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

Sidrey M. Bird, Sr. and wife, Mavoureen Bird

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

Sidney M. Bird, Jr.

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

Begin at the southeast corner of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, and run north on and along the section line a distance of 755.27 feet to a point where the section line intersects the north R.O.W. line of the Southern Railroad; run thence southwesterly on and along said north R.O.W. line of Southern Railroad a distance of 333.63 feet to the point of beginning; run thence northwesterly and at right angles to the north R.O.W. line of Southern Railroad a distance of 210 feet to a point; run thence southwesterly and parallel to the north R.O.W. line of Southern Railroad a distance of 115 feet to a point; run thence southeasterly and parallel to the east line a distance of 210 feet to a point in the north R.O.W. line of Southern Railroad; run thence northeasterly on and along said north R.O.W. line of Southern Railroad a distance of 115 feet to the point of beginning; lying and being in the SE $\frac{1}{4}$, Section 20, Township 22 South, Range 2 West.

STATE OF ALA. SHELBY CO.
RECORDING THIS INSTRUMENT WITH
1970 SEP 22 PM 2:22
U.C.C. FILE NUMBER
REC. BIC. & PAGE AS SHOWN ABOVE
Consolidated
BOOK OF RECORDS

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 1st day of September, 1970.

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Harold G. Harrison, a Notary Public in and for said County, in said State, hereby certify that Sidney M. Bird, Sr. and wife, Mavoureen Bird 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 1st day of September, A. D., 1970.

Harold G. Harrison
Notary Public for
State of Alabama

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