

This instrument was prepared by
(Name) WALLACE & ELLIS, Attorneys
(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 ONE THOUSAND 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,
Kathryn Purdy, a single woman, and Margery Purdy, a single woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Maurice D. Alley, Jr.

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

A parcel of land located in the S¹/₂ of SW¹/₄ of Section 12, Township 20 South, Range 3 West, more particularly described as follows: Begin at the SW corner of SE¹/₄ of SW¹/₄ of said Section 12; thence in an Easterly direction along the Southerly line of said ¹/₄ ¹/₄ Section a distance of 172.30 feet to a point in the Northwesternly right of way line of Highway 31; thence 63 deg. 32' left in a Northeasterly direction along said right of way line a distance of 837.68 feet; thence 115 deg. 57' left in a Westerly direction a distance of 413.61 feet, thence 59 deg. 40' left in a Southwesterly direction a distance of 269.64 feet to a point in the Westerly line of said ¹/₄ ¹/₄ Section; thence 0 deg. 24' right in a Southwesterly direction a distance of 610.76 feet, to a point in the Southerly line of the SW¹/₄ of SW¹/₄ of said Section 12; thence 121 deg. 15' left in an Easterly direction a distance of 322.17 feet to the point of beginning, containing 8.87 acres, more or less.

As a part of the consideration herefore the grantees herein assume and agree to pay as the same becomes due that certain mortgage in favor of Acme Lumber Company, Inc. recorded in Mortgage Book 289, page 678, in the Probate Records of Shelby County, Alabama, which unpaid balance is \$5,800.00.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1970 OCT -5 PM 11:2
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
General Purpose

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 5th
day of October, 1970

(Seal) Kathryn Purdy (Seal)
(Seal) Margery Purdy (Seal)
(Seal)

BOOK 264 PAGE 197

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathryn Purdy and Margery Purdy 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 5 day of October, A. D., 1970
Notary Public.