

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents, That in consideration of One Dollar and no/100-----to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Ralph McEwen and wife, Peggy L. McEwen; James R. Garrett and wife, Joanne L. Garrett; and Stewart Denney and wife Elrora L. Denney (herein referred to as grantors), grant, bargain, sell and convey unto Bernice H. Lester, (Herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

The NE₄ of the SW₄, Section 11, with exceptions as follows:

First: Except that portion in the NE₄ of SW₄ which lies north of the Columbiara-Chelsea Highway as located in August, 1949;

Second: Except all that portion of the NE₄ of the SW₄ which lies east and south of the Raytown Road as located in August, 1949;

Third: Commencing at the NW corner of the NE₄ of the SW₄ of Section 11, which shall be the point of beginning of the parcel of land herein described; thence north 37 deg. 33 min. east a distance of 905.05 feet to an iron pin on the west 40' right of way line of Shelby County Highway 47; thence southeasterly along said R/O/W line along an arc of a curve having a cord length of 333.73 feet and a bearing of south 64 deg. 06 min. east to a point; thence south 23 deg. 10 min. west a distance of 756.27 feet to a point; thence north 75 deg. 12 min. west a distance of 304.56 feet to a point; thence north 1 deg. 55 min. west a distance of 530.61 feet to the point of beginning, containing 15.30 acres, more or less,

Fourth: Commence at the northwest corner of the NE₄ of SW₄, Section 11, thence run south 1 deg. 55 min. east a distance of 530.61 feet to the point of beginning of the parcel of land herein described; thence continue south 1 deg. 55 min. east along the same line a distance of 159.34 feet; thence turn an angle of 74 deg. 54 min. to the left and run south 76 deg. 42 min. east a distance of 1061.60 feet to a point; thence turn an angle of 127 deg. 20 min. to the left and run north 24 deg. 09 min. west a distance of 339.5 feet to a point; thence turn an angle of 122 deg. 41 min. to the left and run south 33 deg. 10 min. west a distance of 135.1 feet to a point; thence turn an angle of 71 deg. 33 min. to the right and run north 75 deg. 12 min. west a distance of 304.56 feet to the point of beginning, containing 2.7 acres.

Fifth: All that part of the NE₄ of SW₄ of Section 11, Township 20, Range 1 West lying northeast of, the Columbiara-Chelsea paved road and north of the Raytown Road as the same were located in November 1952.

Sixth: Part of NE₄ of SW₄ of Section 11, Township 20, Range 1 West, described as follows: Commencing at the southeast corner of said forty; thence west along south line of said 40 acres to the Columbiara-Chelsea Highway; thence northerly direction along the east margin of said highway to the intersection of the north margin of road connecting New Raytown Road with Highway for point of beginning of the tract herein excepted; thence in a northeasterly direction along said connection road to intersection of southwest line of New Raytown Road; thence in a northwesterly direction along the New Raytown Road to east margin of paved Highway; thence in a southeasterly direction along the east margin of Highway to point of beginning, containing one acre, more or less.

THERE IS ALSO CONVEYED THE FOLLOWING PARCELS OF LAND:

The SE₄ of the NE₄, Section 11, Township 20, Range 1 West;

The SE₄ of NE₄ of Section 14, Township 20, Range 1 West;

Also SW₄ of NE₄ of Section 14, Township 20, Range 1 West, except the land belonging to Sam Chesnut as of January 27, 1957, which lies west of the old Columbiara-Narrows road and except the following described land belonging to Lester's Chapel Methodist Church as shown by deed recorded in Deed Book 25 page 461 in the Probate Office of Shelby County, Alabama, the same being described therein as follows: A certain tract of land bounded by a line

beginning at a rock 22 feet south of a well near where the Lester road crosses the Columbiana-Narrows road; thence running in a northeasterly direction $566 \frac{2}{3}$ feet to a rock; thence in a northwesterly direction 300 feet to a rock; thence in a southwesterly direction $466 \frac{2}{3}$ feet to a rock on the east side of Columbiana and Narrows road; thence in a southeasterly direction making said road the line to the place of beginning of the lot herein excepted, containing approximately $3 \frac{2}{5}$ acres, more or less. There is also EXCEPTED from said forty the following described land owned by Velton Vick: Beginning at the southeast corner of said forty and run west to the intersection of the east line of Chelsea Highway; thence north along said highway 210 feet; thence east to the east line of said forty; thence south to beginning. There is also EXCEPTED from said forty acres, the following described lot: Begin at the southeast corner of said forty and run north 3 deg. 15 min. west 210 feet to the point of beginning of the lot herein excepted; thence north 3 deg. 15 min. west 210 feet; thence south 36 deg. west 913 feet to margin of Columbiana-Chelsea road; thence south 29 deg. east 230 feet; thence north 36 deg. east 814 feet to point of beginning of the lot herein excepted;

Also beginning at a point 40 feet from and at right angles to centerline of Project SACP 440-C on the northwest side of said centerline at Station 425+50 of said project; thence northerly and northeasterly along the centerline of the old Columbiana-Chelsea public road a distance of 395 feet, more or less, to the point of intersection with the northwest 40 foot right of way line of said project 40 feet from and at right angles to centerline of said project at Station 434+00. Map of Project SACP 440-C is recorded in Map Book 3 at pages 106-112 incl. Said old Columbiana-Chelsea public road having a width 25 feet, more or less, or 12.5 feet on each side of centerline of said old road and is lying in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 14, Township 20 South, Range 1 West;

Also the mineral rights in and to the following described property: W $\frac{1}{2}$ of the SE $\frac{1}{4}$; NE $\frac{1}{4}$ of SW $\frac{1}{4}$; SW $\frac{1}{4}$ of NE $\frac{1}{4}$; E $\frac{1}{2}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 17, Township 20, Range 1 West;

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE said above described property unto the said party of the second part, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto her heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 22nd day of August, 1970.

Ralph M. Ewen (SEAL)
Ralph M. Ewen

Peggy L. Ewen (SEAL)
PEGGY L. Ewen

James R. Garrett (SEAL)
James R. Garrett

Joanne L. Garrett (SEAL)
Joanne L. Garrett

Thomas S. Denney (SEAL)
Stewart Denney

Elnora L. Denney (SEAL)
Elnora L. Denney

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STATE OF ALABAMA

SHELBY COUNTY

I, Martha B. Joiner, a Notary Public, State at Large, hereby certify that Ralph McEwen and wife, Peggy L. McEwen; James R. Garrett and wife, Joanne L. Garrett; and Stewart Demey and wife, Elrora L. Demey, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 22nd day of August, 1970.

Martha B. Joiner
Notary Public

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED
1970 OCT -6 AM 11:45
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U.C.C. FILE NUMBER OR
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DEPT. OF REVENUE