

This instrument was prepared by

90

(Name) H. H. Gordon

(Address) Columbiana, Ala.

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 (\$1.00) and the exchange of real property by deed of this same date

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Andre David Gordon and wife, Margery F. Gordon,

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

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit: Our undivided $\frac{1}{2}$ interest in Lot 1 in Block 2 W.Y. Johnson's addition to Columbiana, Shelby County, Alabama, as shown by Map on record in the Probate Office of Shelby County, Alabama.

A lot in the City of Columbiana, Alabama, in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West, being more particularly described as follows: Commence at point of intersection of east margin of sidewalk on east side of Main Street with the intersection of sidewalk on north side of East College Street and run north along east margin of sidewalk a distance of 66 $\frac{1}{2}$ feet to point of beginning; thence run in an easterly direction and along north line of lot known as filling station lot a distance of 75 feet to the northeast corner of filling station lot; thence run north parallel to Main Street a distance of 61 feet 4 inches, more or less, to south line of what was formerly known as Leonard Hotel lot; thence in a westerly direction along south line of said hotel lot 14 feet; thence south and parallel to Main Street a distance of 45 feet 1 inch to southeast corner of what is known as Post Office building lot; thence in a westerly direction and parallel with south line of Leonard Hotel lot a distance of 60 feet, more or less, to east margin of sidewalk; thence in a southerly direction along east margin of sidewalk abutting north Main Street a distance of 29 feet $\frac{1}{2}$ inches to the point of beginning, subject to easements and encroachments. Also the right, as a covenant running with the land, to use the north wall of the building or any replacement building erected on the said filling station lot as a party wall.

Also, a lot in the City of Columbiana, Alabama, described as commencing at a point on the east side of Main Street 22 feet south of the southwest corner of lot formerly known as Leonard Hotel lot and running south along said street 23 feet; thence run east 60 feet; thence north 23 feet; thence west 60 feet to point of beginning; and being a part of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West. The last two lots being subject to life estate of Ila F. TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. Gordon in undivided $\frac{1}{3}$.*

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 15th day of July, 1970.

*Continued on the reverse side hereof.

(Seal)

Andre David Gordon (Seal)
(Andre David Gordon)

(Seal)

(Seal)

(Seal)

Margery F. Gordon (Seal)
(Margery F. Gordon)

STATE OF ALABAMA
Etowah COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andre David Gordon and wife, Margery F. Gordon, 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 15th day of July, A. D. 1970.

Leon Milton Gordon
Notary Public.

My Commission Expires January 28, 1974

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Cont. of description:

Also one lot in Shelby Springs in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 6, Township 22, Range 1 West described as beginning at the SE corner of the Canady Lot; run thence south 70 yards; west 70 yards; north 70 yards and east 70 yards to the point of beginning.

All situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
RECORDS & DEEDS
1977 OCT - 8 PM 11:44
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Carroll M. Johnson

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RETURN TO: *Wm. Gordon*
Box 435
Columbiana

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

50
145
1.95

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$