

This instrument was prepared by
(Name) Wallace & Ellis, Attorneys
(Address) Columbiana, Alabama

337

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 Four Thousand, Four Hundred Eighty & 61/100 Dollars
and other good and valuable consideration hereinafter stated

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, H. O. R. baron van Tuyll Van Serooskerken and wife,
L. A. baroness van Tuyll Van Serooskerken - JonkvrouW Quarles Van Ufford

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

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

DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
AND INITIALED BY THE PARTIES HERETO

As a part of the consideration hereof the purchasers assume and agree to pay as the same
becomes due that certain mortgaged indebtedness from sellers herein to Shelby County Savings
and Loan Association dated October 15, 1968 recorded in Probate Office of Shelby County,
Alabama in Mortgage Book 309, page 858 upon which Sellers covenant as of September 18, 1970
there was an outstanding balance of \$6,019.39.

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 26
day of October, 1970

H.O.R. baron van Tuyll
v Serooskerken

(Seal)

(Seal)

(Seal)

L.A. - Baroness van Tuyll van Serooskerken
JonkvrouW Quarles van Ufford

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgment

the undersigned

I, H.O.R. baron van Tuyll van Serooskerken & wife, L.A. baroness van Tuyll Van
Serooskerken - JonkvrouW Quarles Van Ufford
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 26 day of October A. D., 1970.

Lancia Bruster
Notary Public.

BOOK 264 PAGE 557

PARCEL ONE:

A lot in the Town of Montevallo, described as follows: Beginning at a point on the Northwest side of Nabors Street which point is 550 feet Northeast of the Northeast line of Moody Street, measured along the NW side of Nabors Street (according to Lyman's Addition to the Town of Montevallo, if said survey or addition were extended to the Montevallo and Ashville Road) and run Northeast along the Northwest side of Nabors Street 100 feet; thence Northwest and perpendicular to said Nabors Street 150 feet; thence Southwest and parallel with Nabors Street 100 feet; thence Southeast and perpendicular to said Nabors Street 150 feet to the said NW side of said Nabors Street and point of beginning.

PARCEL TWO:

A lot in the Town of Montevallo, Alabama described as follows: Beginning at a point on the Northwest side of Nabors Street which point is 650 feet Northeast of the Northeast line of Moody Street, measured along the Northwest side of Nabors Street (according to the Lyman's Addition to the Town of Montevallo, if said survey or addition were extended to the Montevallo-Ashville Road) which is the Southeast corner of the Bailey lot and run in a Northwesterly direction 150 feet along the line of said Bailey lot to the Northeast corner of said Bailey lot, which is the point of beginning of the lot herein conveyed, and from said point of beginning run South 48 deg. 50' West along the line of the Bailey lot 50 feet; thence North 44 deg. 40' West 150 feet; thence North 48 deg. East 251 feet; thence South 11 deg. East 100 feet; thence South 23 deg. 15' West 152 feet to point of beginning.

PARCEL THREE:

A strip of land facing 25 feet on Nabors Street and extending back in uniform width of 25 feet to the Paul C. Bailey property, off of the Southwest side of the following described lot viz: Begin at the Southeast corner of the Mose Wooley lot and run South along the West boundary of the Montevallo-Siluria Road a distance of 169.75 feet to an intersection with the North boundary of Nabors Street; thence turn 52 deg. 17' right along the North boundary of Nabors Street a distance of 148.85 feet; thence turn 89 deg. 48' right for a distance of 151.90 feet; thence turn 67 deg. 59' right for a distance of 151.95 feet; thence turn 55 deg. 54' right for a distance of 135.32 feet to point of beginning.

PARCEL FOUR:

Commence at the SE corner of the Mose Wooley's lot and run South along the West boundary of the Montevallo-Siluria road a distance of 169.75 feet to an intersection with the North boundary of Nabors Street; thence turn 52 deg. 17' right along the North boundary of Nabors Street a distance of 108.85 feet to an iron stake and the point of beginning of the lot herein described; thence continue along the North boundary of Nabors Street 15 feet to an iron stake; thence turn 89 deg. 48' right 163½ feet to an iron stake; thence turn 67 deg. 59' right 125 feet to an iron stake; thence in a Southwesterly direction 50 feet to an iron stake; thence 191 feet in a Southerly direction to point of beginning.

Subject to Easement to Town of Montevallo recorded in Deed Book 219, p.489 in Probate Office of Shelby County, Alabama

ALL SITUATED IN SHELBY COUNTY, ALABAMA.

SIGNED FOR IDENTIFICATION:

Jack D Davis
Jack Hawkins, Jr.
L. A. van Tey & van Tey
L. A. van Tey & van Tey