

This instrument was prepared by
(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

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 TEN AND NO/100 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Dorothy Jean Howton, a single woman

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

Marvin James Turner and Linda Beck Turner

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

Beginning at the SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 22 South, Range 2 West, also described as the center of Section 16, Township 22 South, Range 2 West, then looking West along South line of said center of section, turn an angle of 90 deg. 56' to the right for a distance of 667.3 feet to a point of beginning; thence turn an angle of 89 deg. 05' 45" to the right for a distance of 653.66 feet; then turn an angle of 89 deg. 09' 30" to the left for a distance of 468.98 feet, then turn an angle of 90 deg. 49' 37" to the left for a distance of 653.29 feet, then turn an angle of 89 deg. 06' 37" to the left for a distance of 469.45 feet to point of beginning, also being a part of lot or tract No. 366, according to the farm map of Calera Land Company Property, excepted from the above described land, the right of way of U. S. 31 Highway South, and the right of way of the Louisville and Nashville Railroad as now located.

This parcel of property, Described as follows: Begining at the NE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 16, Township 22 South, Range 2 West, then turn west along the north boundary of said $\frac{1}{4}$ $\frac{1}{4}$ for a distance of 652.93 feet, then turn an angle of 89 deg. 03' 45" to the left for a distance of 333.8 feet, then turn an angle of 90 deg. 57' to the left for a distance of 653.29 feet, then turn an angle of 89 deg. 06' 37" to the left for a distance of 333.65 feet to NE corner of said quarter being the point of beginning. This parcel containing 5.0 acres. Excepted from the above described land, the right of way of U. S. Highway 31 South located in Shelby County, Alabama, also being a part of lot or tract No. 369 according to Lloyd's Map of Calera, Alabama.

The above described property otherwise described in that certain deed from Mary E. Howton dated January 11, 1969, recorded in Deed Book 256, page 334, in the Probate Office of Shelby County, Alabama.

This deed is executed for curative purposes only.

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 GRANTEE, 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, I have hereunto set my hands(s) and seal(s), this 30th

day of December, 19 70

STATE OF ALA. SHELBY CO. }
I CERTIFY THIS }
INSTRUMENT WAS FILED }
1970 DEC 30 PM 3:52 }
U.C.C. FILE NUMBER OR }
REC. BK. & PAGE AS SHOWN ABOVE }
Consolidated }
JUDGE OF PROBATE }
(Seal) }
(Seal) }
(Seal) }

Dorothy Jean Howton (Seal)
(Seal)
(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy Jean Howton, a single woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, A. D., 19 70

David E. Evans
Notary Public.

19701230000000430 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/30/1970 03:52:00 PM FILED/CERT

BOOK 255 PAGE 483