

1407  
STATE OF ALABAMA  
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One dollar and other valuable considerations to the undersigned J. M. Allen, in hand paid by Sherry Allen, the receipt whereof is acknowledged, that the said J. M. Allen, does grant, bargain, sell and convey unto the said Sherry Allen, the following described real estate situated in Shelby County, Alabama, to-wit: Commencing at the SW corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 16, Township 22, Range 3 West and running North 88 degrees 30 minutes East 465.4 feet, thence running North 26 degrees and 30 minutes West 377.6 feet to the SE side of Montevallo-Ashville Road; thence South 46 degrees 45 minutes West along said Road 99.2 feet to the point of beginning of the lot herein conveyed continue thence South 46 degrees 45 minutes West along said Road 78.8 feet; thence run SE 300 feet to a point on the South boundary of said, SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , thence East along said South boundary 96 feet, thence North 26 degrees 30-minutes West 100 feet, thence Northwesterly to the point of beginning, the same being a lot situated in the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 16, Township 22, Range 3 West. Also a right of way or easement to be used as a common driveway between the owners of the lot herein conveyed and the owners of the lot lying immediately NE thereof, their guest, heirs and assigns, which said easement or right of way is described as being at the NE corner of the lot herein conveyed and running North 46 degrees 45 minutes East along the Montevallo-Ashville Road 6 feet: thence running Southeasterly and parallel to the NE boundary of the lot herein conveyed 100 feet, thence Southwesterly along said boundary 100 feet to point of beginning.

There is reserved, however, an easement or right of way to be used as a common driveway by the owners of the lot herein conveyed and the owners of the lot lying immediately NE thereof, their guest, heirs or assigns, which said easement or right of way is described as being a strip of land lying in NE corner of the lot herein conveyed fronting 6 feet on the Montevallo \* Ashville Road and running southeasterly along the NE boundary of the lot herein conveyed a uniform width 100 feet.

Also Block No. 1 Lot No. 5, Arden Addition to the town of Montevallo, as recorded in Map Book of Shelby County, Alabama, all according to Arden Subdivision to the town of Montevallo, Alabama, and subject to the restrictions and covenants heretofore made by the Montevallo Development Company in the use of said lands heretofore made and which is shown of record in Deed Book 39, on page 269 in the Office of the Probate Judge of Shelby County, Alabama.

Also A part of lot 6, according to the original plan of the town of Montevallo, described as beginning at a point 42 feet southeast of the point of projection of Highland Street and the Northeast <sup>line</sup> of Shelby Street, and running Southeast along Shelby Street 98 feet, more or less, to Northwest side of an alley, thence Northeast along said Alley 75 feet, more or less, to the Nellie W. Peterson lot; thence Northwest along said Peterson Lot and the lot formerly known as the Charles R. Calkins, Sr. lot 98 feet, thence Southwest 75 feet, more or less, to the point of beginning, Situated in Shelby County, Alabama.

Also A parcel of land described as follows: Beginning at the Northwest corner of Lot No. 5, Block No. 1, as per Map of Arden Subdivision in the city of Montevallo, Alabama, recorded in Map Book 3 at page 64, in the office of the Judge of Probate, Shelby County, Alabama, thence run North 5 deg 02 min. West a distance of 45.50 feet more or less to the North boundary line of NW $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 21, Township 22 South, Range 3 West, thence run North 84 deg. 27 min. East along said boundary line a distance of 100 feet; run thence South 5 deg. 02 min. East 47 feet more or less to the Northeast corner of said Lot No. 5; run thence West along the North boundary line of said Lot No. 5 a distance of 100 feet to the point of beginning.

TO HAVE AND TO HOLD TO THE SAID Sherry Allen, her heirs and assigns forever. And I do, for myself and for my heirs, executors and administrators, covenant with the said Sherry Allen, her heirs and assigns, that I am lawfully seized in fee simple of said premises that they are free of all incumbrances, that, I have a good right to sell and convey the same aforesaid; I will and my heirs, executors and Administrators shall, warrant and defend the same to the said Sherry Allen, her heirs and assigns forever.

In witness whereof I have hereunto set my hand and Seal this 19 day of January 1971.

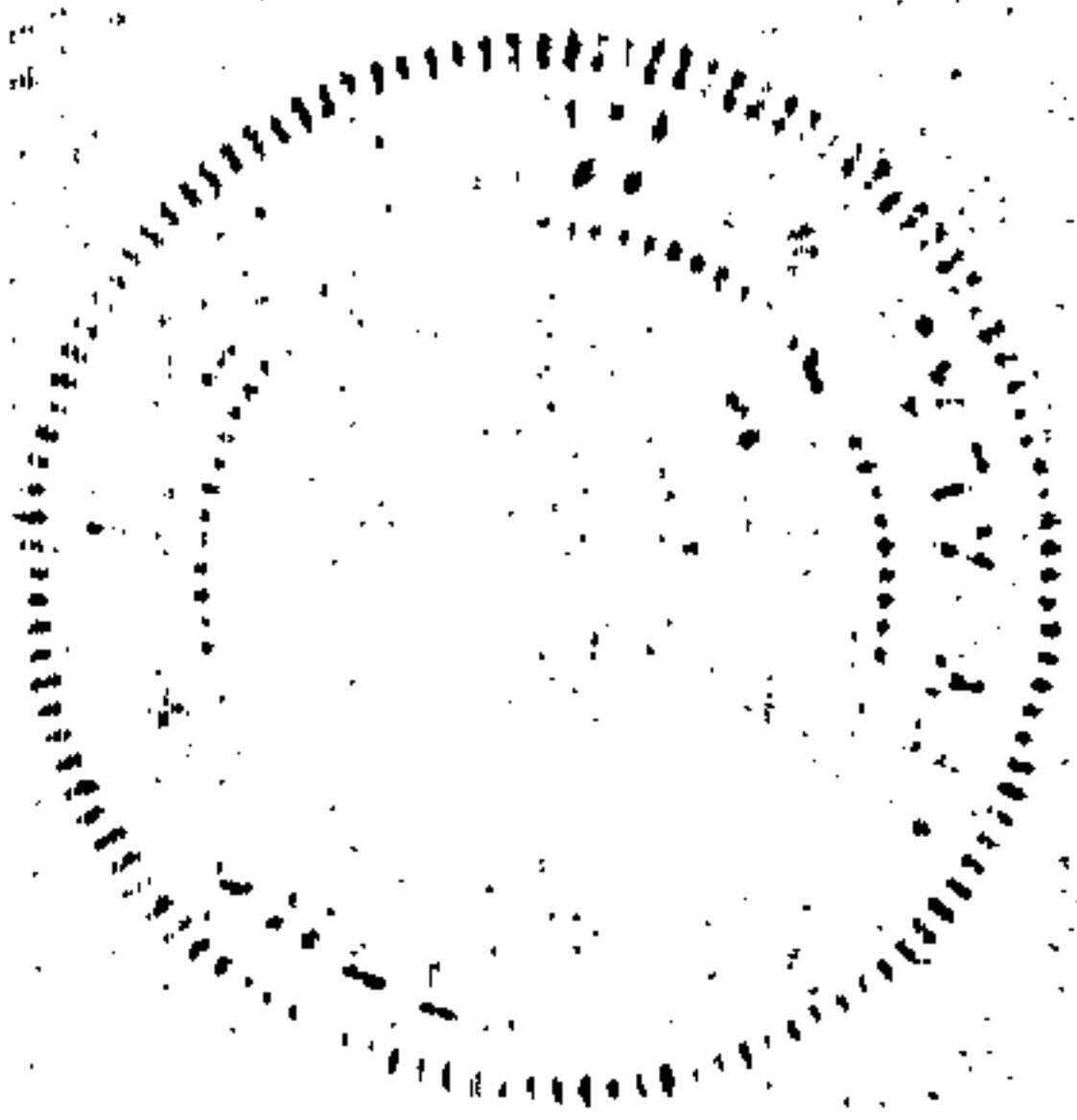
  
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J. M. Allen

STATE OF ALABAMA  
SHELBY COUNTY.

I, L. E. Shaw, a Justice Of The Peace, in and for said county and said State, hereby certidy that J. M. Allen whose name is signed to the foregoing conveyance, and who is known to me, acqowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bear date.

Given under my hand this 19<sup>th</sup> January 1971.

*L. E. Shaw*  
L. E. Shaw, Justice Of The Peace.



STATE OF ALA. SHELBY CO.  
CERTIFY THIS  
INSTRUMENT WAS FILED  
15th JAN 20 1971 10:06  
UCC FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE