

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

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 Hundred and no/100 Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Walter D. Abbott and wife, Agnest M. Abbott

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

Nellie M. Frost

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

A tract of land situated in the SE<sub>4</sub> of the NE<sub>4</sub> of Section 13, Township 22 South, Range 3 West, being more particularly described as follows: Begin at the southeast corner of the SE<sub>4</sub> of the NE<sub>4</sub> of said Section 13 and run in a northerly direction along the easterly line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 626.03 feet to a point; thence 89 deg. 37 min. to the left in a westerly direction a distance of 103.50 feet; thence continue along the last stated course a distance of 100.00 feet to a point; thence 89 deg. 37 min. to the right in a northerly direction a distance of 261.06 feet to the point of beginning; thence 65 deg. 42 min. to the left in a northwesterly direction a distance of 192.62 feet to a point; thence 94 deg. 20 min. to the right in a northeasterly direction a distance of 207.00 feet to a point on the southerly line of Spring Creek Road; thence 90 deg. 00 min. to the right in a southeasterly direction and along said southerly line of Spring Creek Road a distance of 200.86 feet to a point; thence 61 deg. 22 min. to the right in a southerly direction a distance of 178 feet to a point; thence in a southwesterly direction 107 feet, more or less, to the point of beginning.

19710225000007370 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
02/25/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
NOTARY PUBLIC  
INSTRUMENT NO. 1111  
19 FEB 25 PM 12:37  
U.C.C. FILE NUMBER 09  
REC. BK. & PAGE AS SHOWN ABOVE  
Consolidated

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 25th day of February, 1971.

(Seal)

Walter D. Abbott (Seal)

(Seal)

Agnes M. Abbott (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Walter D. Abbott and wife, Agnes M. Abbott

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 25th day of February, A. D., 1971

Martha B. Joiner  
Notary Public.