

2100  
WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY



19710315000009650 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
03/15/1971 12:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR to the undersigned grantors, J. A. Brown, Jr. and Karl C. Harrison, Executors of the Last Will and Testament of Minnie F. Houlditch, deceased, in hand paid by Mary Lee Brown, the receipt of which is hereby acknowledged, the said J. A. Brown, Jr. and Karl C. Harrison, Executors of the Last Will and Testament of Minnie F. Houlditch, deceased, do by these presents, grant, bargain, sell and convey unto the said Mary Lee Brown, the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of fractional NW $\frac{1}{4}$  of Section 3, Township 24 North, Range 12 East, more particularly described as follows: Commence at a point where the west line of Section 3, Township 24 North, Range 12 East, intersects the centerline of the main track of Southern Railroad Company; thence north 72 deg. 56 min. east along said centerline a distance of 965.40 feet; thence north 17 deg. 02 min. west a distance of 68.00 feet; thence north 17 deg. 44 min. east a distance of 260.80 feet; thence north 73 deg. 15 min. east a distance of 290.90 feet; thence north 79 deg. 25 min. east a distance of 348.90 feet; thence north 6 deg. 05 min. west a distance of 9.62 feet to the point of beginning, being the southeast corner of McGaughy lot and the northerly right-of-way of the new Columbiana-Centerville Road, now known as Spring Creek Road; thence south 35 deg. 44 min. east along said right-of-way 210.26 feet to the point of curve; thence south 79 deg. 45 min. east along a cord 143.07 feet; thence north 8 deg. 47 min. west a distance of 26.00 feet to the corner of DeShazo lot; thence continue along this line 63.00 feet to a point on the southerly bank of Shoal Creek; thence south 75 deg. 40 min. west a distance of 70.00 feet; thence north 35 deg. 16 min. west a distance of 108.90 feet; thence north 77 deg. 15 min. west a distance of 173.05 feet; thence south 6 deg. 05 min. east a distance of 76.78 feet to the point of beginning; subject to easement to town of Montevallo;

Also a parcel of land situated in NW $\frac{1}{4}$  of Section 3, Township 24, Range 12 East described as follows: Commence at a point where the west line of Section 3 intersects the center line of the main track of Southern Railroad Company; thence north 72 deg. 56 min. east along said center line 965.40 feet; thence north 17 deg. 02 min. west 68.00 feet; thence north 17 deg. 44 min. east along east boundary of Shelby Street 330.97 feet; thence north 72 deg. 16 min. west 60.00 feet to the point of intersection of the west boundary of Shelby Street and the east boundary of Cedar Street; thence north 17 deg. 44 min. east along west boundary of Shelby Street 121.35 feet to the point of beginning; thence continue along west boundary 139.12 feet; thence south 75 deg. 15 min. west along south boundary of Commerce Street 148.60 feet; thence south 17 deg. 00 min. east along east boundary of Cedar Street 77.12 feet; thence south 75 deg. 06 min east along north line of Alabama Power Company sub-station 81.50 feet to the point of beginning;

Also a parcel of land situated in the NW $\frac{1}{4}$  of Section 3, Township 24, Range 12 East described as follows: Commence at a point where the west line of said Section 3 intersects the center line of the main track of Southern Railroad Company; thence north 72 deg. 56 min. east along said center line 965.40 feet; thence north 17 deg. 02 min. west 68.00 feet; thence north 17 deg. 44 min. east along east boundary of Shelby Street 259.05 feet; thence north 72 deg. 16 min. west 60.00 feet to the point of intersection of the west boundary of Shelby Street and the west boundary of Cedar Street; thence north 17 deg. 00 min. west along the west boundary of Cedar Street 68.02 feet to the point of beginning; thence continue along west boundary 54.00 feet; thence south 75 deg. 15 min. west a distance of 161.00 feet; thence south 17 deg. 00 min. east a distance of 54.00 feet; thence north 75 deg. 15 min. east a distance of 161.00 feet to the point of beginning.

BOOK 266 PAGE 652



This deed is executed for the purpose of correcting the defective descriptions contained in that certain deed from the grantors herein to the grantee herein dated October 6, 1970 and recorded in Deed Book 264 page 377 in Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Mary Lee Brown, her heirs and assigns forever.

In Witness Whereof, the said J. A. Brown, Jr. and Karl C. Harrison, Executors of the Last Will and Testament of Minnie F. Houlditch, deceased, have hereto set our signatures and seals, this the 25<sup>th</sup> day of January, 1971

J. A. Brown, Jr.  
J. A. Brown, Jr.  
Karl C. Harrison  
Karl C. Harrison

Executors of the Last Will and Testament  
of Minnie F. Houlditch, deceased

State of Alabama  
Shelby County

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I, Martha B. Joiner, a Notary Public in and for the State of Alabama, at Large, hereby certify that J. A. Brown, Jr. and Karl C. Harrison, whose names are signed to the foregoing conveyance, as Executors of the Last Will and Testament of Minnie F. Houlditch, deceased, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such executors and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 25<sup>th</sup> day of January, 1971.

Martha B. Joiner  
Notary Public

STATE OF ALA. SHELBY CO.  
NOTARY THIS  
INSTRUMENT WAS FILED  
Book 266 Page 55  
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