

This instrument was prepared by

(Name) Alton Young, Land surveyor,

(Address) Alabaster, Alabama.

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19710504000017300 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
05/04/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$10.00 and other considerations

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

Earle Morgan, a widower

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Neil C. Morgan and Mary M. Morgan, his wife

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

Begin at the northeast corner of the SW $\frac{1}{4}$  of Section 31, Township 19 South, Range 2 West; Thence run westerly along the north boundary line of said  $\frac{1}{4}$  Sec. 301.28 feet; Thence turn an angle of 51 degrees, 51 minutes to the left and run southwesterly 524.9 feet; Thence turn an angle of 15 degrees, 43 minutes to the right and run southwesterly 15.0 feet to a point on the east side of a dirt road; Thence turn an angle of 102 degrees, 11 minutes to the left and run southeasterly along the east side of said road 195.6 feet; Thence turn an angle of 13 degrees, 53 minutes to the right and continue southeasterly along the east side of said road 185.5 feet; Thence turn an angle of 03 degrees, 06 minutes to the right and continue southeasterly along the east side of said road 201.4 feet; Thence turn an angle of 03 degrees, 15 minutes to the right and continue southeasterly along the east side of said dirt road 894.25 feet, more or less, to a point on the north west Right of Way line of the Cahaba Valley Road (Ala. State Highway No. 119); Thence turn an angle of 93 degrees, 36 minutes to the left and run northeasterly along the northwest R.O.W. line of said Cahaba Valley Road for 995.28 feet; Thence turn an angle of 88 degrees, 18 minutes to the left and run northwesterly 1438.3 feet; Thence turn an angle of 60 degrees, 14 minutes to the left and run westerly 1117.56 feet; Thence turn an angle of 93 degrees, 12 minutes, 20 seconds to the left and run southerly 100.19 feet, more or less, to a point on the north boundary line of the SW $\frac{1}{4}$  of section 31, Tsp. 19S., R. 2W; Thence turn an angle of 86 degrees, 34 minutes, 40 seconds to the left and run easterly along the north boundary line of said  $\frac{1}{4}$  section 843.8 feet, more or less, to the northeast corner thereof and the point of beginning.

This land being a part of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , the E $\frac{1}{2}$  of the SW $\frac{1}{4}$ , the W $\frac{1}{2}$  of the SE $\frac{1}{4}$  and the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 31, Township 19 South, Range 2 West, and being 36.951 acres, more or less.

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, I have hereunto set my hands(s) and seal(s), this 17

day of March, 1971.

(Seal)

(Seal)

(Seal)

Earle Morgan (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Oscar Harris, a Notary Public in and for said County, in said State, hereby certify that Earle Morgan, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of

March, A. D., 1971

Oscar Harris  
Notary Public.