

This instrument was prepared by
(Name) Wallace & Ellis, Attorneys

4014

(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 THREE THOUSAND AND NO/100 (\$3,000.00) DOLLARS

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

F. O. Bailey, Jr., an unmarried man

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

R. W. Gafnea

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

A parcel of land located in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West, more particularly described as follows: Commence at the NW corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West; thence in a Southeasterly direction along the NW-SE diagonal line of said $\frac{1}{4}$ Section a distance of 950.46 feet to the point of beginning; thence continue along last described course, a distance of 208.71 feet; thence 90 deg. 09 min. 42 sec. left in a Northeasterly direction a distance of 208.71 feet; thence 89 deg. 50 min. 18 sec. left in a Northwesterly direction a distance of 208.71 feet to a point in the NE-SW diagonal line of said $\frac{1}{4}$ Section; thence 90 deg. 09 min. 42 sec. left in a Southwesterly direction along said diagonal line a distance of 208.71 feet to the point of beginning, containing 1.0 acres of land.

Also a 14 foot easement for a driveway over and across the property of the grantor to land being conveyed to grantee, said easement being of uniform width of 14 feet, being 7 feet on either side of a center line described as follows: Commence at the Northernmost corner of the lot herein described and conveyed and thence run Southeasterly along the NE boundary of said lot, 7 feet to the point of beginning of said center line; thence NE and parallel with the said NE-SW diagonal line of said Quarter Quarter Section to a point where said center line intersects the SE boundary of Valley-Dale Highway. The Northernmost and Southernmost termini of said center line being marked by an iron pin.

It is agreed and understood that said easement shall not be construed as being exclusive, but shall be for the mutual benefit of grantor and grantee, their successors and assigns; however, grantor shall have no duty to maintain or keep said easement in repair.

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 19th day of July, 1971.

BOOK 268 PAGE 304
STATE OF ALABAMA, SHELBY CO.
CERTIFY THIS INSTRUMENT WAS FILED
JUL 19 PM 1:08
U.C.C. FILE NUMBER OR BK. & PAGE AS SHOWN ABOVE
Clare J. Grier
JUDGE OF PROBATE

F. O. Bailey, Jr.
(F. O. Bailey, Jr.) (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that F. O. Bailey, Jr., 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of July, A. D., 1971.

Janice Grasher
Notary Public.

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Shelby Cnty Judge of Probate, AL
07/19/1971 12:00:00 AM FILED/CERT