

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and -----00/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, R.L. Johnson and wife, Haynie Johnson, Lyndal J. Cline and husband, L.E. Cline, and Addie J. Smith and husband, Theron Smith.

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

THE FIRST BANK OF ALABASTER,

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

From the southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West run westerly along the south boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 84.48 feet to a point on the east Right of Way line of U.S. 31 Highway; Thence turn an angle of 95 degrees, 56 minutes, 20 seconds to the right and run northeasterly along the east R.O.W. line of said highway 667.46 feet to the point of beginning of the land herein described and conveyed; Thence continue northeasterly along the east R.O.W. line of U.S. 31 Highway for 185.6 feet; Thence turn an angle of 87 degrees, 39 minutes to the right and run southeasterly 220.9 feet; Thence turn an angle of 92 degrees, 20 minutes, 40 seconds to the right and run southwesterly 262.3 feet to a point on the north Right of Way line of Alabama State Highway No. 119 (Cahaba Valley Road); Thence turn an angle of 86 degrees, 32 minutes, 40 seconds to the right and run westerly 144.6 feet; Thence turn an angle of 48 degrees, 33 minutes to the right and run northwesterly 108.2 feet to the point of beginning.

The purpose of this deed is to correct errors in the description of the Deed from the Grantors herein to the Grantees herein dated January 13th., 1971 and recorded in Deed Book 266, Page 244 in the Probate Office of Shelby County, Alabama.

This land being a part of the South Half of the SW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, and being 1.256 acres, more or less.



19710726000030320 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/26/1971 12:00:00 AM FILED/CERT

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 defend (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 26 day of March, 1971.

RECORDED
INDEXED
FILED
MAR 26 AM 8:15
SHELBY CO. ALA.

82 PAGE 269
BOOK 269
R.L. Johnson (Seal)
R. L. Johnson
Lyndal J. Cline (Seal)
Lyndal J. Cline
Addie J. Smith (Seal)
Addie J. Smith

Haynie Johnson (Seal)
Haynie Johnson
L. E. Cline (Seal)
L. E. Cline
Theron Smith (Seal)
Theron Smith

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Virginia Johnson, a Notary Public in and for said County, in said State, hereby certify that R.L. Johnson, Haynie Johnson, Lyndal J. Cline, L.E. Cline, Addie J. Smith, and Theron Smith, 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 28 day of March, A. D., 1971

Virginia Johnson
Notary Public.