

This instrument was prepared by

(Name) H.M. Gordon

(Address) Columbiana, Ala.

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 Dollar 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,

Robert Martin and wife, Vivian Martin

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

Harris M. Gordon

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

That certain lot of land situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 22 South, Range 1 West, described as follows: Commence at the SE corner of said Section and run north along said section line a distance of 571.92 feet to the north (sometime referred to as east) right of way line of County Highway #47 (Columbiana-Shelby Road), thence turn an angle of 24 deg. 57 min. to the left and run along said north right of way line a distance of 1219.37 feet to the point of beginning of the lot herein conveyed; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 290 feet to a point, said line running parallel with the north line of the Eddie Buie lot; thence turn an angle to the left and run in a northwesterly direction and parallel with said north right of way line a distance of 150 feet to a point; thence turn an angle to the left and run in a southwesterly direction and parallel with the south line of the lot herein conveyed a distance of 290 feet to the said road north right of way line to a point; thence turn an angle to the left and run along said right of way line a distance of 150 feet to said point of beginning, situated in Shelby County, Alabama; subject however, to highway and utility easements and rights of way.

The above described lands are the same lands conveyed by deed from Harris M. Gordon and wife, Ruth L. Gordon, to Harold L. McCord dated February 22, 1971, and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 266, Page 422, March 3, 1971; and by deed from Harold L. McCord and wife, Edith McCord, to Robert Martin and wife, Vivian Martin, dated June 17, 1971, and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 268, Page 795, July 12, 1971.

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 **9th.**

day of **August**, 19**71**

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED **1971 AUG 13 PM 3:40** REC. BK. & PAGE AS SHOWN ABOVE **Comptroller** CLERK OF PROBATE

(Seal)

Robert Martin

(Robert Martin)

(Seal)

(Seal)

Vivian Martin

(Vivian Martin)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, **the undersigned**

hereby certify that **Robert Martin and wife, Vivian Martin,**

whose name **s are**

signed to the foregoing conveyance, and who **are**

on this day, that, being informed of the contents of the conveyance

they

on the day the same bears date.

a Notary Public in and for said County, in said State,

known to me, acknowledged before me

executed the same voluntarily

Given under my hand and official seal this **12** day of

August

A. D., 19**71**.

Nancy K. Ellis
Notary Public.