

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

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 LOVE AND AFFECTION

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

William A. Bean and wife, Josephine Bean

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

John Bean

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

A part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 34 and run thence in an easterly direction along the northern boundary thereof to a point immediately north of the northernmost tip of grantors property, which point is also the north-western corner of the Ethrene Anderson Hale lot; thence turn to the right and run southerly parallel with the western boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section to a point on the southeast right of way line of the Calera - Columbiana Highway, which said point is the northernmost point of the property conveyed by M. W. Stamps and Edna Stamps to William A. Bean and Josephine Bean by deed dated May 29, 1964, and recorded in the Probate Records of Shelby County, Alabama, in Deed Book 230, page 775; thence continue in the same direction southerly along the eastern boundary of the property conveyed to grantors by M. W. Stamps and Edna Stamps by the aforementioned deed to the Southeastern corner thereof, which said point is also located on the northern boundary of the Longshore property; thence turn to the right and run westerly parallel with the southern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section and along the northern boundary of the Longshore property to the southwestern corner of the property conveyed to grantors by M. W. Stamps and Edna Stamps by the aforementioned deed, which said point is located on the southeasterly right of way line of the Calera - Columbiana Highway and which said point is the point of beginning of the property herein conveyed; thence turn to the right and run in a northeasterly direction along the southeastern right of way line of the Calera - Columbiana Highway a distance of 200 feet to a point; thence turn an angle of 90 deg. to the right and run southeasterly a distance of 60 feet to a point; thence turn to the right and run southwesterly parallel with the southeastern right of way line of the Calera - Columbiana Highway a distance of 200 feet, more or less to a point on the southern boundary of the property conveyed to grantors by M. W. Stamps and Edna Stamps by the aforementioned deed, which said point is on the northern boundary of the Longshore property; thence turn to the right and run westerly to the point of beginning.

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 31

day of August, 1971.

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STATE OF ALA. SHELBY
COUNTY
INSTRUMENT WAS FILED
1971 SEP - 1 AM 9:26
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CONFIDENTIAL
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

William A. Bean (Seal)

Josephine Bean (Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William A. Bean and wife, Josephine Bean, 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 31 day of August

A. D., 1971

Nancy K. Brasher
Notary Public