

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 SIX THOUSAND, FIVE HUNDRED AND NO/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,

Earle Morgan, a widower

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

James Alton Wright

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

Shelby

County, Alabama, to-wit:

From the northeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West run westerly along the north boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 313.96 feet; Thence turn an angle of 99 degrees, 00 minutes, 40 seconds to the left and run southeasterly 175.0 feet; Thence turn an angle of 66 degrees, 06 minutes to the right and run southwesterly 224.93 feet to the point of beginning of the land herein described and conveyed; Thence continue southwesterly along the last said course for 250.0 feet, more or less, to a point on the east Right of Way line Of U.S. 31 Highway; Thence turn an angle of 95 degrees to the left and run southeasterly along the east R.O.W. line of said highway for 104.71 feet; Thence turn an angle of 85 degrees to the left and run northeasterly 250.0 feet; Thence turn an angle of 95 degrees to the left and run northwesterly 104.71 feet to the point of beginning.

This land being a part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West and being 0.598 acres, more or less.



19710916000038990 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/16/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 SEP 16 PM 12:54
U.C.C. FILE NUMBER OR
REC. EX. & PAGE AS SHOWN ABOVE
Conceded by Probate
JUDGE OF PROBATE

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 16th day of September, 1971

(Seal)

Earle Morgan

(Seal)

(Seal)

(Seal)

(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 Earle Morgan, a widower 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 16 day of September, A. D., 1971

Frank Allen

Notary Public.

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