This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys 5521

(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 FIVE THOUSAND 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,

James E. Kelly and wife, Ruth Kelly

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

David B. McLay

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

Two parcels of land located in the SE¼ of SW¼ of Section 12, Township 20 South, Range 3 West, more particularly described as follows:
PARCEL A: Commence at the Northeast corner of said ¼ ¼ Section, thence in a Westerly direction along the Northerly line of said ¼ ¼ Section a distance of 845.58 feet; thence 59 deg. 40' left in a Southwesterly direction a distance of 319.24 feet to the point of beginning; thence continue last described course in a Southwesterly direction a distance of 35.0 feet; thence turn left an angle of 90 deg. 00' in a Southeasterly direction a distance of 100.0 feet; thence turn left an angle of 90 deg. 00' in a Northeasterly direction a distance of 35.0 feet; thence turn left an angle of 90 deg. 00' in a Northwesterly direction a distance of 100.0 feet to the point of beginning.
PARCEL B: Commence at the Northeast corner of said ¼ ¼ Section, thence in a Westerly direction along the Northerly line of said ¼ ¼ Section a distance of 845.58 feet; thence 59 deg. 40' left in a Southwesterly direction a distance of 429.24 feet to the point of beginning; thence continue last described course in a Southwesterly direction a distance of 225.0 feet; thence turn left an angle of 120 deg. 20' in an Easterly direction a distance of 115.4 feet; thence turn left an angle of 59 deg. 40' in a Northeasterly direction a distance of 166.3 feet; thence turn left an angle of 90 deg. 00' in a Northwesterly direction a distance of 100.0 feet to the point of beginning.
There is also conveyed to Grantee an easement for egress and ingress to and from the above described property over the western most 25 feet of grantor's property which lies between the northern boundary of grantee's property and the northern boundary of said ¼ ¼ Section. Grantors also convey to grantee the right of ingress and egress to and from said 25 foot easement heretofore described and conveyed over and along the North 20 feet of said SE¼ of SW¼ of said Section 12, Township 20, Range 3 West, which lies between the eastern boundary of the above said 25 foot easement and the western boundary of U. S. Highway No. 31.

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 day of November, 1970.

STATE OF ALABAMA
INSTRUMENT WAS FILED
1971 OCT 20 PM 3:33
U.S.C. REC. BK. & PG.
Deed Tax 5.00

James E. Kelly (Seal)
Ruth Kelly (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 James E. Kelly and wife, Ruth Kelly whose name s 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 day of November A. D., 19 70

J. Graham
Notary Public.

BOOK 270 PAGE 6007

19711020000044300 1/1 $.00
Shelby Cnty Judge of Probate, AL
10/20/1971 12:00:00 AM FILED/CERT