

This instrument was prepared by
(Name) **WALLACE & ELLIS, Attorneys**
(Address) **Columbiana, Alabama 35051**

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Shelby Cnty Judge of Probate, AL
04/13/1972 12:00:00 AM FILED/CERT

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 **THREE THOUSAND DOLLARS Plus execution of purchase money mortgage**

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

Dorcas Cox Brown, a single woman

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

Claude B. Turner and William Raymond Price, III

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

PARCEL I: The W $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 13, Township 18 South, Range 1 West, Shelby County, Alabama.

PARCEL II: The North ten acres of the hereinafter described property: Begin at the SW corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 13, Township 18 South, Range 1 West, and run thence along the west line of said $\frac{1}{4}$ $\frac{1}{4}$ Section and continue along the west line of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 13, Township 18 South, Range 1 West to the NW corner of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 13; thence turn an angle of 88 deg. 12 $\frac{1}{4}$ ' to the right and run East along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 516.72 feet to a point; thence turn an angle of 87 deg. 02 $\frac{3}{4}$ ' to the right and run Southerly 2241.72 feet to a point on the North right of way of Shelby County Highway #41; thence run Southwesterly along the North right of way of said Shelby County Highway #41 758.62 feet more or less to a point on the South line of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 13, Township 18 South, Range 1 West; thence run West along the South right of way of said $\frac{1}{4}$ $\frac{1}{4}$ Section 84.93 feet to the point of beginning, according to the Survey of R. E. Clements, registered land surveyor, dated January, 1966, containing 34.95 acres.

Subject to an easement of a uniform width of 15 feet along the East boundary of the above described property for a private road which is held by Joseph D. Wallace and wife, Ianthe H. Wallace, joint tenants with the right of survivorship, their heirs and assigns forever.

Grantor also grants and conveys to grantees the right of first refusal to purchase the remaining 24.95 acres, more or less, not here sold to grantees as is described under Parcel II above, in the event grantor decides in the future to sell the same within the next ten years.

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 **13th** day of **April**, 19 **72**.

BOOK 273 PAGE 755
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1972 APR 13 PM 1:04
U.C.C. FILE NUMBER OR
REC'D. & PAGE AS SHOWN ABOVE
CLERK OF PROBATE
SHELBY COUNTY }

Dorcas Cox Brown (Seal)
(Seal)
(Seal)
(Seal)

General Acknowledgment

I, **the undersigned**, a Notary Public in and for said County, in said State, hereby certify that **Dorcas Cox Brown** 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 **she** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **13th** day of **April**, 19 **72**

Nancy K. Braswell
Notary Public

See release from Agreement dated 8-4-76
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