

This instrument was prepared by

(Name) Lipscomb and Lipscomb Attorneys at Law

(Address) 1813 Third Avenue, North, Bessemer, Alabama 35020

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 Seven Thousand Nine Hundred Eighty and no/100 (\$7980.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Donald A. Bowden and wife, Catherine Bowden and Lou Carter Bowden, a widow,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Larry George Kilgore and wife, Anna Sue Kilgore,

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

Begin at the Northeast corner of the East half of the Northeast quarter of Section 21, Township 20 South, Range 1 West, Shelby County, Alabama; thence in a southerly direction along the East boundary of said half-quarter section line of 1721.27 feet; thence turn 89 degrees and 37 minutes to the right in a westerly direction 250.00 feet; thence turn 1 degree and 47 minutes to the right in a westerly direction 410.00 feet; thence turn 88 degrees and 50 minutes to the right in a northerly direction 1714.67 feet to intersection with the north boundary of said half-quarter section; thence in an easterly direction along said north boundary 672.40 feet more or less to the point of beginning.

Subject to easement and right of way as recorded in Deed Book 126, page 13, and Deed Book 229, page 506, in Probate Court.

And in addition an easement in and to the dirt road presently existing running from the County Road northward to the south boundary of the property herein conveyed. This easement is not exclusive.

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 GRANTEE(S), 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 GRANTEE(S), 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 17th day of April, 1972.

Donald A. Bowden (Seal)
Catherine Bowden (Seal)
Lou Carter Bowden (Seal)

PAGE 804
273

(Seal)

(Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA
JEFFERSON COUNTY

I, *Sacae J. Speakes*, a Notary Public in and for said County, in said State, hereby certify that Larry George Kilgore and wife, Anna Sue Kilgore, 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 17 day of April, 1972, A. D. 1972.

Sacae J. Speakes
Notary Public.

Need cert. for \$7,980 Owners

Purchaser:
Larry George Kilgore
and Anna Sue Kilgore.

672.40'

NE COR
E 1/2 - NE
21-20-1W

E 1/2 OF NE 1/4
OF SECTION 21

1714.67'

Kilgore

1721.27'

410.00' Δ = 10.47' 250.00'

89° 37' E

SCALE 1" = 30'

TOWNSHIP 20 SOUTH
RANGE 1 WEST

SHELBY COUNTY
ALA.

STATE OF ALABAMA
SHELBY COUNTY

I, W.M. VARNON a Registered Land Surveyor, do hereby certify the following to be a true and correct map or plat of a tract of land described below;

Begin at the northeast corner of the East half of the North-East quarter of Section 21, Township 20 South, Range 1 West; thence in a southerly direction along the east boundary of said half-quarter section line 1721.27 feet; thence turn 89 degrees and 37 minutes to the right in a westerly direction 250.00 feet; thence turn 1 degree and 47 minutes to the right in a westerly direction 410.00 feet; thence turn 88 degrees and 50 minutes to the right in a northerly direction 1714.67 feet to intersection with the north boundary of said half-quarter section; thence in a easterly direction along said north boundary 672.40 feet more or less to the point of beginning.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1972 APR 11 PM 1:26
REC. BK. & PAGE AS SHOWN ABOVE
W.M. VARNON
Contra M. Varnon
WITNESS OF REC'D.
1972 APR 11 PM 1:26

According to my survey this 5th day of February, 1972.

W.M. VARNON
19720417000020140 2/2 \$0.00
Shelby Cnty Judge of Probate, AL
04/17/1972 12:00:00 AM FILED/CERT

