

This instrument was prepared by

(Name) Wallace & Ellis , Attorneys

(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-56

WARRANTY DEED--Lawyers Title Insurance Corporation, Birmingham, Alabama



19720710000033870 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/10/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY-SEVEN THOUSAND AND NO/100 (\$57,000) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Ruth Mooney Pierson, an unmarried woman

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

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

DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART AND
PARCEL HEREOF AS IF FULLY SET OUT HEREIN.

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 GRANTEEES,
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 GRANTEEES, 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 10th
day of July, 1972.

(Seal)

Ruth Mooney Pierson (Seal)
(Ruth Mooney Pierson)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State,
her by certify that Ruth Mooney Pierson
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 10 day of July, A. D. 1972.

Frank Ellis
Public

EXHIBIT "A"

A part of the SE $\frac{1}{4}$ of Section 26 Township 21 South, Range 1 West, is more particularly described as follows: Commenced at the intersection in the Western right of way line of the L. & N. RR., with the Southwestern corner line of the Calera-Columbiana Highway and run thence Southwesterly along the Western right of way line of said railroad 300 feet to point of beginning of the property herein described; thence turn an angle to the right of 59 deg. 13' and run Southwesterly 150 feet; thence turn an angle to the right of 120 deg. 47' and run Northerly parallel with said railroad right of way 150 feet; thence turning an angle to the left of 90 deg. and run Westerly 10 feet; thence turn an angle to the right of 72 deg. 40' and run Northwesterly 136.9 feet to a point in the Southeastern line of the Calera-Columbiana Highway which point is 205 feet Southwesterly from the commencing point; thence turn left and run Southwesterly along the Southeastern right of way line of said Highway which is along the arc of a curve to the right having a radius of 5855.88 feet, for a distance of 756.31 feet to point of tangent to said curve, thence continue Southwesterly along the tangent and along the Southeastern right of way line of said Highway a distance of 120.95 feet to an iron pipe corner; thence turn an angle to the left of 63 deg. and run Southerly along the Eastern right of way line of said Highway a distance of 317.95 feet; thence turning an angle to the left of 98 deg. 20' and run Easterly along a straight line a distance of 942.15 feet to an intersection with a fence line supposed to be along the East line of the W $\frac{1}{2}$ of E $\frac{1}{2}$ of SE $\frac{1}{4}$ of said Section 26 Township 21 Range 1 West; thence turn an angle to the left of 65 deg. and run North along said fence line 200 feet to an intersection with the Western right of way line of the L. & N. Railroad; thence turn an angle to the left of 26 deg. 25' and run Northerly along said railroad right of way line 295.61 feet to the point of beginning, containing 11 acres more or less.

Also a part of the SE $\frac{1}{4}$ of Section 26 Township 21 South, Range 1 West, more particularly described as follows: Begin at the point on the West side of the county dirt road where it intersects the South right of way line of Highway No. 25; thence run South 47 deg. West along the South right way line of Highway #25, 235.2 feet to the old Columbiana-Calera Road; thence run South 30 deg. 30' West 250 feet; thence run South 46 deg. 30' West 150 feet; thence run South 61 deg. 00' West 180 feet; thence run South 60 deg. 00' West 180 feet; thence run South 54 deg. 00' West 100 feet; thence run South 38 deg. 30' West 431 feet; thence run South 84 deg. 30' East 1051.0 feet to the West line of the County dirt road; thence run North 14 deg. 55' East 131 feet, run thence North 12 deg. 15' East 440.7 feet; thence run North 00 deg. 45' West 262.3 feet; thence run North 16 deg. 00' West 387.6 feet to point of beginning, containing 16.4 acres more or less. Excepting Highway right of way of County road.



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Shelby Cnty Judge of Probate, AL
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SIGNED FOR
IDENTIFICATION:

Ruel Moore Pearson

STATE POLICE - NEW YORK
RECEIVED JUL 10 AM 11:38
JUL 10 PM 7:00
REC'D JUL 10 PM 7:00
REC. BK. & FILE AS SHOWN ABOVE
Congress
U.S. COPIES NUMBER OF
JUNE 27 PRIVATE