

(Name) _____
(Address) _____

2290



19730109000001160 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/09/1973 12:00:00 AM FILED/CERT

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$1.00 and other good and valuable considerations that equal \$36,000.00

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

Ralph W. Hill

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

Anna J. Frost

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

Shelby County, Alabama, to-wit:

See Attached Sheet- Exhibit "A"

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 9th day of January, 1973

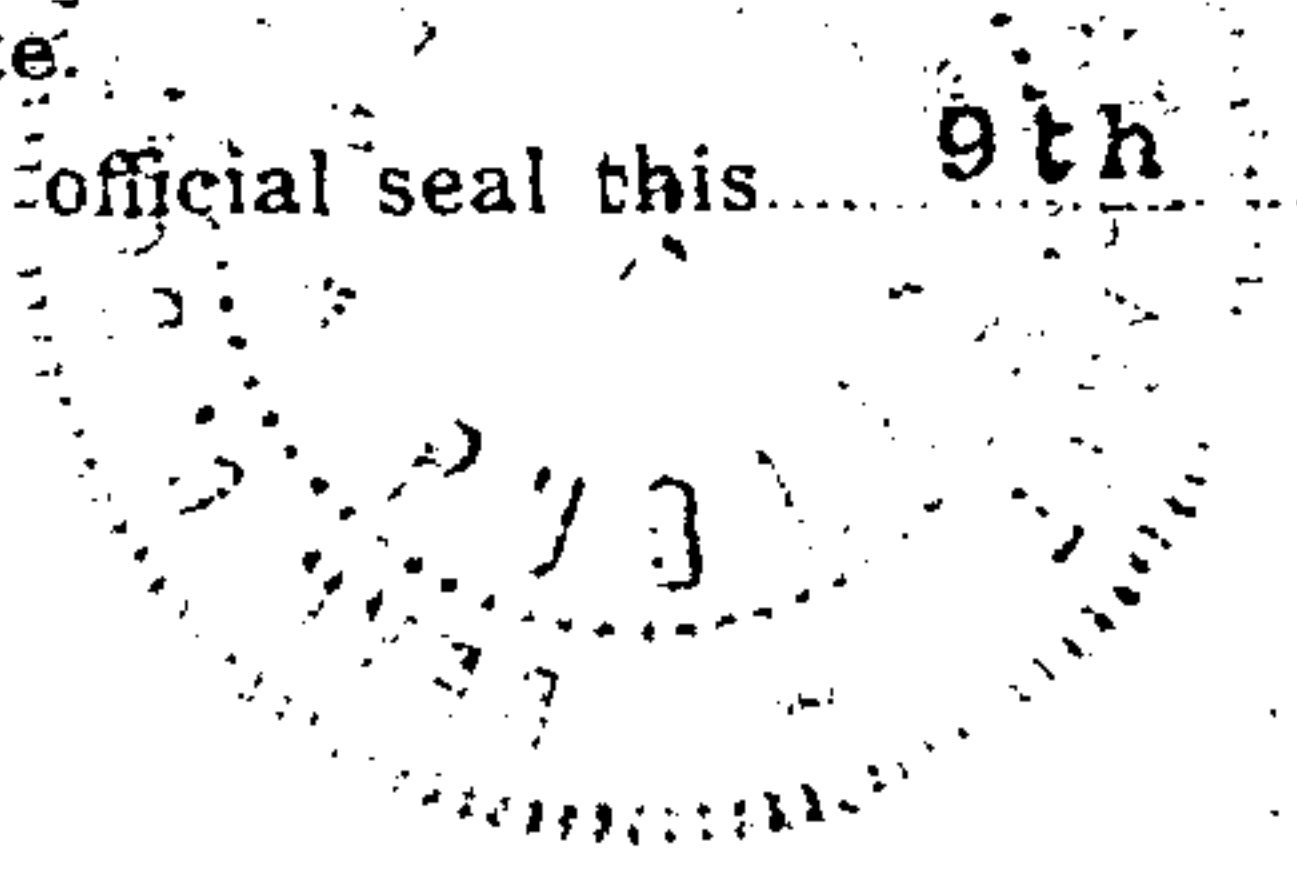
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that Ralph W. Hill 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 9th day of January A. D., 1973



My Commission Expires Sept. 24, 1973 Notary Public

ABIT "A"

LEGAL DESCRIPTION OF PROPERTY - ~~XXX/XX~~ HILL TO FROST

A parcel of land situated in the S.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$, Sec. 35, Tp. 21 S., R. 3 W., Shelby County Alabama, described as follows:

Commence at the Northeast corner of the S.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$, Sec. 35, Tp. 21 S., R. 3 W., and run South along the East boundaries of the S.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ and the N.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ and the S.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ a distance of 2808 feet to the point of beginning: From the point of beginning turn right 92 degrees 47 min. from previous call and run west and parallel with the North boundary of the S.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ a distance of 1294.0 feet to a point on the East right-of-way of Alabama highway #119 (said point being the Northwest corner of the Cupp property, described as exception "A" below) thence turn left 92 degrees 47 min. and run south along the east right-of-way of said highway a distance of 593.6 feet, thence run east and parallel with the north boundary of the S.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ a distance of 1294 feet to a point on the east boundary of the S.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$, thence run north along the east boundary of said quarter a distance of 592.1 feet to the point of beginning.

LESS AND EXCEPT

Parcel "A" - Described as follows: A part of the S.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$, Sec. 35, Tp. 21 S., R. 3 W., Shelby County Alabama:

Commence at a point where the south boundary of Longview Road intersects the easterly boundary of Alabama Highway # 119 and run south along the east boundary of said Highway # 119 a distance of 1419 feet to the point of beginning; from the point of beginning turn left from the previous course 87 degrees 13 min. and run east and parallel with the north boundary of said quarter - quarter a distance of 285 feet, thence turn right 87 degrees 13 min. and run south and parallel with the east boundary of said quarter - quarter a distance of 197 feet, thence run west a distance of 285 feet to a point on the easterly right-of-way of highway 119, thence run north along said right-of-way a distance of 194 feet to the point of beginning. (also known as the Cupp lot).

LESS AND EXCEPT

Parcel "B" - Described as Follows: A part of the S.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$, Sec 35, Tp 21 S., R. 3 W., Shelby County Alabama; Commence at a point where the south boundary of Longview Road intersects the easterly boundary of Alabama Highway # 119 and run south along said right-of-way of Alabama Highway # 119 a distance of 1716 feet to the point of beginning; from the point of beginning run east and parallel with the north boundary of said quarter - quarter a distance of 300 feet, thence run south and parallel with the east boundary of said quarter - quarter a distance of 25 feet, thence run east and parallel with the north boundary of said quarter - quarter a distance of 120 feet, thence run south and parallel with the east boundary of said quarter - quarter a distance of 80 feet, thence run west and parallel with the north boundary of said quarter - quarter a distance of 420 feet to a point on the easterly right -of-way of aforementioned Highway #119, thence run north along said right-of-way 105 feet to the point of beginning. (also known as the Frost lot as conveyed in Volume 223, Page 636 in the office of the Judge of Probate, Shelby County Alabama.)

STATE OF ALA. SHELBY CO.
INSURANCE
1977 JAN - 9 PM 3:00
REC. BK. & PAGE
U.C. FILE
19730109000001160 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/09/1973 12:00:00 AM FILED/CERT

According to my Survey this 22nd day of Aug, 1972

Roy H. Moore (cc)
Roy H. Moore L.S. # 1858

January 9, 1973

19730109000001160 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/09/1973 12:00:00 AM FILED/CERT

Ralph W. Hill
Ralph W. Hill

BOOK 278 PAGE 153