

This instrument was prepared by Karl C. Harrison, Attorney at Law
Columbiana, Alabama 35051

WARRANTY DEED

3475

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One 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, Jan Iris Dickerson, a minor whose disabilities of nonage have been removed, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Estelle D. Shanahan (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20 South, Range 2 West, run South along the West boundary of the said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20 South, Range 2 West for 652.47 feet to the point of beginning of the land herein conveyed; thence continue South along the West boundary of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20 South, Range 2 West for 290.4 feet; thence turn an angle of 89 deg. 47 3/4 min. to the left and run 450.0 feet; thence turn an angle of 90 deg. 14 min. to the left and run 290.4 feet; thence turn an angle of 89 deg. 45 3/4 min. to the left and run 450.0 feet more or less to the point of beginning. This being a part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20 South, Range 2 West, and containing 3 acres more or less.

From the Northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20 South, Range 2 West run Southerly along the West boundary line of the said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20 South, Range 2 West for 300.0 feet to the point of beginning of the land herein described and conveyed; thence continue Southerly along the West boundary line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20 South, Range 2 West for 352.47 feet; thence turn an angle of 89 deg. 47 1/2 min. to the left and run Easterly 370.8 feet; thence turn an angle of 90 deg. 14 1/4 min. to the left and run Northerly 155.19 feet; thence turn an angle of 89 deg. 45 3/4 min. to the left and run Westerly 220.8 feet; thence turn an angle of 89 deg. 47 min. to the right and run Northerly 197.28 feet; thence turn an angle of 90 deg. 13 min. to the left and run Westerly 150.0 feet, more or less to the point of beginning. This land being a part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20 South, Range 2 West, and being 2.0 acres, more or less.

From the Northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20 South, Range 2 West, run Southerly along the West boundary line of the said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20 South, Range 2 West for 652.47 feet; thence turn an angle of 89 deg. 47 1/2 min. to the left and run Easterly 370.80 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 90 deg. 14 1/4 min. to the left and run Northerly 117.48 feet; thence turn an angle of 90 deg. 14 1/4 min. to the right and run Easterly 370.8 feet; thence turn an angle of 89 deg. 44 1/2 min. to the right and run Southerly 117.48 feet; thence turn an angle of 90 deg. 15 1/2 min. to the right and run Westerly 370.8 feet, more or less, to the point of beginning. This land being a part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20 South, Range 2 West, and being one acre, more or less.

Also, the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20 South, Range 2 West, Shelby County, Alabama, except a ten acre parcel which has heretofore been conveyed to Barbara Dickerson Street and Jan Iris Dickerson on October 20, 1969. Said ten acre parcel being described as follows: The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20 South, Range 2 West, containing 10 acres, more or less.

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Shelby Cnty Judge of Probate, AL
02/28/1973 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 hand and seal this 22 day of February, 1973.

Jan Iris Dickerson (Seal)
Jan Iris Dickerson

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, ROBERT W. MOORE, a Notary Public in and for said County, in said State, hereby certify that Jan Iris Dickerson, a minor whose disabilities of nonage have been removed, 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 22 day of FEBRUARY, 1973.

Robert W. Moore
Notary Public
My Commission Expires July 17, 1973

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
NOTARIAL SEAL
NOTED FEB 28 1973
1973 FEB 28 11:58:19
UCC FILED
REC. SEC. 10
CONF. 10/10/73