

This instrument was prepared by

(Name) A. D. Rushton

(Address) 1800 City Federal Building
Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19730319000014880 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/19/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$35,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, X we, W. W. Grant, Jr., an unmarried man, Sarah Jean Stephens (also known as Sarah Durant Stephens) and husband, Gerald Austin Stephens, Jack D. Durant and wife, Judy Johnson Durant,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto J. J. Nolen and wife, herein referred to as Grantees for and during their joint lives Ruby Lee Nolen, and upon the death of either of them then to the survivor of them in fee simple, together

(herein referred to as grantee, whether one or more), the following described real estate, situated in with every contingent remainder & right of reversion Shelby County, Alabama, to-wit:

From the NW corner of the SW 1/4 of Section 17, Township 21 South, Range 2 West, run South 43 deg. 45' East for 29.0 feet; thence run South 88 deg. 10' East for 611.13 feet to the point of beginning of the land herein described thence run South 01 deg. 50' West for 353.52 feet; thence run South 88 deg. 10' East for 201.65 feet; thence run South 02 deg. 19' East for 156.08 feet; thence run North 87 deg. 52'40" West for 213.5 feet; thence run South 81 deg. 47'20" West for 406.43 feet; thence run South 28 deg. East for 273.0 feet; thence run North 79 deg. 36' East for 585.36 feet; thence run North 75 deg. 20' East for 500.69 feet; thence run North 08 deg. 32' East for 553.73 feet; thence run North 88 deg. 10' West for 851.65 feet, more or less to point of beginning, this land being part of the SW 1/4 of Section 17 Township 21 South, Range 2 West, and being 13.34 acres more or less. There is excepted from the title granted by this deed the following:

1. That portion sold to Mae Mullen as described in Deed Book 264 on Page 63 in the Probate Office.
2. Mineral and mining rights.
3. Line permits to Alabama Power Company and all other instruments of record.
4. Right of egress and ingress over and along that dirt road on the Northern portion of the above-described property which is used by Ronald Stevens and wife, Barbara Stevens.
5. That portion sold to Claude E. Kirkland described as from the NW corner of the SW 1/4 of Section 17, Township 21 South, Range 2 West, run S. 43°45' E. for 29 feet; thence S. 1°02' E for 245.3 feet; thence S. 27°51'10" E. for 393.0 feet to the point of beginning; thence run N. 81°47'20" East for 200.0 feet, thence run S. 2°40'40" for (approx) 250 feet, thence run S. 79°36' West for (approx) 175 feet to a fence line; thence run N. 27 deg. 51'10" W to the point of beginning. Subject however to right of egress and ingress over and along the east-west road presently used by Russell C. Pickron and Harriet E. Pickron along the northern boundary of the above described property.

To Have and To Hold to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And X (we) do for ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that X (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, we have hereunto set our hands(s) and seal(s), this 22nd day of February, 1973.

W. W. Grant, Jr. (Seal)

Sarah Jean Stephens (Seal)

Gerald Austin Stephens (Seal)

STATE OF ~~ALABAMA~~ NORTH CAROLINA

~~Wake~~ COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack D. Durant and wife, Judy Johnson Durant, 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 22nd day of February, D. 1973.

My commission expires: April 23, 1975

STATE OF ALABAMA)
JEFFERSON COUNTY)



19730319000014880 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/19/1973 12:00:00 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. W. Grant, Jr., an unmarried man, 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 7th day of March, 1973.

E. H. Moore

NOTARY PUBLIC

My commission expires: 6-2-76

BOOK 279 PAGE 253

STATE OF ALABAMA)
JEFFERSON COUNTY)

STATE OF ALABAMA, SHELBY CO.
NOTARY PUBLIC
DO NOT SIGN IF THIS
DOCUMENT WAS FILED
MAR 19 PM 1:11
Doc # 197-3500

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sarah Jean Stephens (also known as Sarah Durant Stephens) and husband, Gerald Austin Stephens, whose names 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 7th day of March, 1973.

Laurine M. Warner

NOTARY PUBLIC

My commission expires: March 1, 1974