

This instrument was prepared by
(Name) WALLACE, ELLIS AND FOWLER, Attorneys
(Address) Columbiana, Alabama 35051
Form 1-1-27 Rev. 1-58
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS: 46/4

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

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

James T. Vanderslice

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

Wyknell Vanderslice

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

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

As a part of the agreement of this conveyance, Grantee assumes, shall be liable for and agrees to pay as the same comes due the Mortgage and Note due and outstanding against said property, due to Alabama National Bank, Montgomery, Alabama.

BOOK 279 PAGE 803

19730411000019400 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/11/1973 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 (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, we have hereunto set our hands(s) and seal(s), this 12 day of March, 1973.

(Seal) James T Vanderslice (Seal)
(Seal) (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James T. Vanderslice 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 12 day of March, A. D. 1973

Rail J Brown
Notary Public.

EXHIBIT "A"

That certain lot in the Town of Columbiana, Alabama, Alabama, described as commencing at the point of intersection of the North line of College Avenue with the West line of Arlington Street, as now laid out, paved, and used, and run thence in a Northerly direction along the West margin of Arlington Street, a distance of 163.5 feet; run thence South 72 degrees and .07 minutes West a distance of 108.6 feet; run thence South 17 degrees and 30 minutes East a distance of 31.1 feet; run thence South 72 degrees and 16 minutes West a distance of 50 feet to the point of beginning of the lot herein described and conveyed; run thence South 72 degrees and 16 minutes West, a distance of 50 feet; run thence North 17 degrees and 30 minutes West, a distance of 145 feet; run thence North 72 degrees and 16 minutes East, a distance of 50 feet; run thence South 17 degrees and 30 minutes East a distance of 145 feet to the point of beginning.

There is also conveyed herein to the grantees an easement across the lot contiguous and immediately East of the above described land, which said easement is described as follows: Commencing at the point of beginning of the above described lot and run thence North 17 degrees and 30 minutes West a distance of 46.5 feet to the point of beginning of the easement herein described; run thence North 17 degrees and 30 minutes West a distance of 20 feet; run thence North 72 degrees and 16 minutes East a distance of 50 feet; run thence South 17 degrees and 30 minutes East a distance of 20 feet; run thence South 72 degrees and 16 minutes West a distance of 50 feet to the point of beginning of the easement herein described.

The grantors herein, in consideration of the premises, in hand paid by the grantees herein, do remise, release, quit claim and convey to the grantees herein, all their right, title, interest, and claim in and to that certain street, or alley, consisting of a strip of land 20 feet wide, extending from the East side of the last above described easement to Arlington Street, and which is more accurately described in that certain deed from Eugenia Lotson to Lavonia Gordon, dated November 12, 1940, and recorded in Deed Book 109, on page 486, in the office of the Judge of Probate of Shelby County, Alabama.

STATE OF ALA., SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

The grantors herein, in consideration of the premises, in hand paid by the grantees herein, do remise, release, quit claim and convey to the grantees herein, all their right, title, interest and claim in and to the following described property: Commencing at the point of intersection of the North line of College Avenue with the West line of Arlington Street, as now laid out, paved and used, in the Town of Columbiana, Alabama, and run thence in a Northerly direction along the West margin of Arlington Street, a distance of 163.5 feet for a point of beginning of the parcel of land herein described and conveyed: Run thence South 72 degrees and .07 minutes West, a distance of 108.6 feet; run thence North 17 degrees and 30 minutes West a distance of 15 feet; run thence North 72 degrees and .07 minutes East a distance of 106.5 feet to West side of Arlington Avenue; run thence south along the West side of Arlington Avenue a distance of 15 feet to the point of beginning, and being a part of the East Half on the Northwest Quarter of Section 25, Township 21, Range 1, West.

April 10 1973
4:00 P.M.
RECORDED & \$ MTG. TAX

DEED TAX HAS BEEN
PAID ON THIS INSTRUMENT.

W. J. Fowler
JUDGE OF PROBATE