

This instrument was prepared by

(Name) Karl C. Harrison
(Address) Attorney at Law
Columbiana, Alabama 35051

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and no/100 Dollars 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,

William M. Clark and wife, Catherine G. Clark

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

Matel J. O'Conner

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

That part of lots 3, 4 and 5 in Block "A" as per Longshore's Addition to the Town of Columbiana, Alabama, known as College Park, a map of which is recorded in the office of the Judge of Probate of Shelby County, Alabama described as commencing at the northwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West and run thence south .03 deg. east a distance of 735.4 feet to the intersection of the west boundary of said Section 25 with the south curb line of Mildred Street, sometimes known as White House Street; run thence northeasterly along said south curb line as follows: North 69 deg. East 604 feet; thence north 70 deg. and .04 min. East 360 feet; run thence north 72 deg. and 40 min. east a distance of 52 feet; run thence north 75 deg. and 30 min. East 582 feet; run thence north 14 deg. and 30 min. West a distance of 50.7 feet to the point of beginning; run thence south 68 deg. and 17 min. West along the north edge of College Avenue 87.6 feet; run thence north 14 deg. and 30 min. West a distance of 142.2 feet; run thence north 68 deg. and 17 min. East 87.10 feet; run thence south 14 deg. and 30 min. East along the west edge of Washington Street a distance of 143 feet, more or less, to the point of beginning.

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Shelby Cnty Judge of Probate, AL
04/12/1973 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 15th day of April 1973.

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

April 12 1973 3PM

RECORDED & \$ MTG. TAX
(Seal)
\$18.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.
(Seal)

William M. Clark (Seal)
Catherine G. Clark (Seal)

Conrad M. Fowler

STATE OF ALABAMA
Shelby COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, Martha B. Janner, a Notary Public in and for said County, in said State, hereby certify that William M. Clark and wife, Catherine G. Clark 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 15th day of April A. D., 1973.

Martha B. Janner
Notary Public