

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

That in consideration of SIX THOUSAND AND NO/100 (\$5,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Eleanor McClain and husband, Willie McClain; Sam E. Kidd, (former husband of Bertha Kidd); Frederick Kidd and wife, Mildred Kidd; David Kidd, a single man; Walter Kidd and wife, Lillie Kidd, being the sole heirs and next of kin of Fred and Annie Hayes, both deceased.
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
A. B. Brown

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

Commence at the SE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West, thence run North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 414.27 feet, more or less, to the North R.O.W. of the Columbiana-By-Pass, and the point of beginning. Thence continue North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 85.73 feet, thence turn an angle of 84 deg. 33 min. to the left and run a distance of 408.83 feet to the East R.O.W. line of the Columbiana-Chelsea Highway. Thence turn an angle of 95 deg. 27 min. to the left and run South along said R.O.W. line a distance of 301.95 feet to the North R.O.W. line of the Columbiana By-Pass. Thence turn an angle of 62 deg. 20 min. to the left and run along said R.O.W. a distance of 52.81 feet, thence turn an angle of 54 deg. 12 min. to the left and run along said R.O.W. line a distance of 150.03 feet, thence turn an angle of 21 deg. 38 min. to the left and run along said R.O.W. a distance of 53.83 feet. Thence turn an angle of 21 deg. 38 min. to the right and run along said R.O.W. a distance of 212.58 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

Full warranty herein does not apply to the North 100 feet of the within described land and shall operate as to said 100 feet as a statutory ~~STATE OF ALABAMA~~ ~~SECTION 100.~~

19730426000022490 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/26/1973 12:00:00 AM FILED/CERT

I CERTIFY THIS INSTRUMENT
WAS FILED ON

April 26 1973

RECORDED & \$ MTG. TAX
\$6.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler

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, 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
day of March, 1973.

Eleanor McClain (SEAL)
(Eleanor McClain)
Willie McClain (Seal)
(Willie McClain)
Sam E. Kidd (Seal)
(Sam E. Kidd)
Walter Kidd (Seal)
(Walter Kidd)

FREDERICK KIDD (SEAL)
(Frederick Kidd)
Mildred Kidd (Seal)
(Mildred Kidd)
David Kidd (Seal)
(David Kidd)
Lillie Kidd (Seal)
(Lillie Kidd)

STATE OF ALABAMA }
COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eleanor McClain and husband, Willie McClain 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 26 day of March, A. D., 1973.

My Commission Expires April 4, 1974

Notary Public.

General Acknowledgment

Signed Sam E. Kidd, a Notary Public in and for said County, in said State,
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 24th day of March, A. D., 1973.

19730426000022490 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/26/1973 12:00:00 AM FILED/CERT

Sam E. Kidd
Notary Public.
SHELBY COUNTY, ALA.
APR 1 1973

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY }
I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Frederick Kidd and wife, Mildred Kidd
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 24th day of March, A. D., 1973.

Sam E. Kidd
Notary Public.
SHELBY COUNTY, ALA.
APR 1 1973

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY }
I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that David Kidd, a single 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 26 day of March, A. D., 1973.

Sam E. Kidd
Notary Public.
SHELBY COUNTY, ALA.
APR 1 1973

My Commission Expires April 4, 1976

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

April 26 19 73 2:30 PM
RECORDED & \$ 6.00 MTG. TAX
\$ 6.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
General JUDGE OF PROBATE

STATE OF ALABAMA

Jefferson COUNTY }
I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Walter Kidd and wife, Lillie Kidd
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 24th day of March, A. D., 1973.

Sam E. Kidd
Notary Public.
SHELBY COUNTY, ALA.
APR 1 1973

BOOK 279 PAGE 855