

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19730502000024170 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/02/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE THOUSAND 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, Leonard Bailey and wife, Frances Bailey

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

Sims R. Beavers

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

Begin at the NW corner of SW $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West, thence run East along the North line of said SW $\frac{1}{4}$ a distance of 343.8 feet to the East right of way boundary of Roadway, turn right an angle of 87 deg. 49' along said East right of way boundary a distance of 382.08 feet for point of beginning; thence continue said course along said East right of way boundary a distance of 382.08 feet, turn left an angle of 87 deg. 49' a distance of 306.55 feet, turn left an angle of 92 deg. 13' 30" a distance of 382.08 feet, turn left an angle of 87 deg. 46' 30" a distance of 306.28 feet to point of beginning; being in W $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 22, Township 19 South, Range 2 West, Shelby County, Alabama.

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

May 2 1973 11:15 AM

RECORDED & \$ MTG. TAX

\$ 10⁰⁰ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

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 2 day of May, 1973.

(Seal)

(Seal)

(Seal)

Frances Bailey (Seal)
Leonard Bailey (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 Leonard Bailey and wife, Frances Bailey 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 2 day of May, A. D., 1973.

Frank Ellis
Notary Public

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