

7624

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of FIVE THOUSAND AND 00/100 (\$ 5,000.00) DOLLARS, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, MAVIS BRAND, AN UN-MARRIED WOMAN, (herein referred to as Grantor), grant, bargain, sell and convey unto H. SHERMAN HOLLAND, JR. (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

See "EXHIBIT A" hereto attached and made a part hereof as fully as if set out herein in its entirety.

SUBJECT TO:

1. Taxes for 1973 and subsequent years.
2. Transmission line permits in favor of Alabama Power Company dated December 4, 1972, recorded in Deed Book 224, Page 176; dated March 19, 1951, recorded in Deed Book 146, Page 318; and dated October 18, 1948, recorded in Deed Book 136, Page 273, in the Probate Records of Shelby County, Alabama.
3. Rights of way in favor of Shelby County dated February 11, 1959, recorded in Deed Book 200, Page 405, and recorded in Deed Book 190, Page 238, all in said Probate Records.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 28th day of July, 1973.

Mavis Brand (SEAL)
Mavis Brand

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mavis Brand, an un-married woman, whose name is

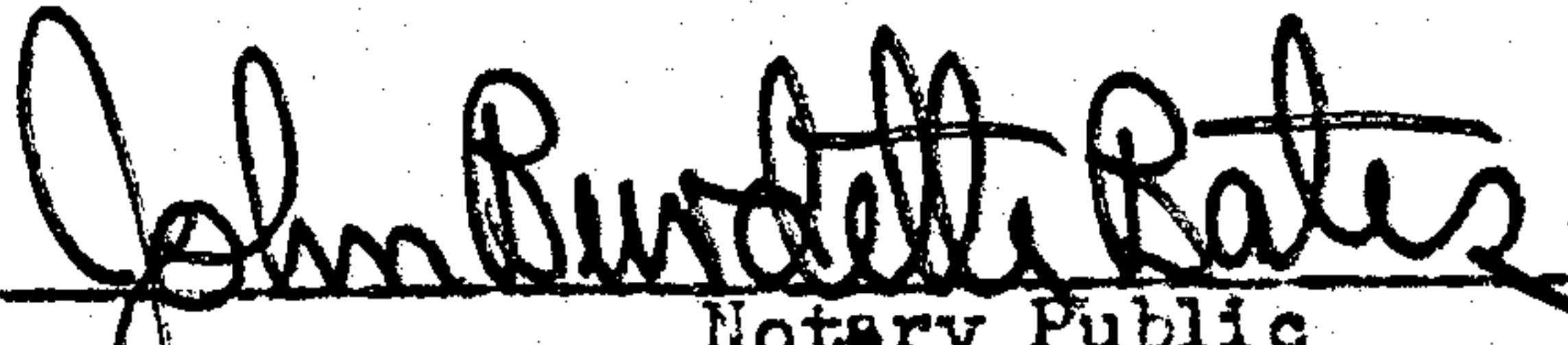
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Shelby Cnty Judge of Probate, AL
07/30/1973 12:00:00 AM FILED/CERT

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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of July, 1973.



Notary Public



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Shelby Cnty Judge of Probate, AL
07/30/1973 12:00:00 AM FILED/CERT

"EXHIBIT A"

PARCEL 1: Begin at the Southeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 22 South, Range 3 West, and run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 1,333.38 feet to the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, thence turn an angle right of 86° 45' and run North along West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 418.98 feet to a point on the Southern right of way line of Southern Railway, thence an angle right of 53° 57' and run Northeasterly along said Southerly right of way line 44.0 feet, thence an angle right of 126° 03' and run South (along West line of 2 acre tract described in Deed Volume 252, Page 281 and Volume 280, Page 194 in Office of Probate Judge of Shelby County), 210.0 feet, thence an angle left of 124° 32' 30" and run Northeasterly along Southern line of said 2 acre tract 209.93 feet, thence an angle right of 7° 39' and run Northeasterly 210 feet, thence an angle left of 63° 06' 30" and run North along East line of said 2 acre tract 210.0 feet to a point on the Southerly right of way line of said Railroad thence run Northeasterly and then Southeasterly along said Southern right of way line of said Railroad 954.68 feet to a point on the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence run South along said East line 770.82 feet to the point of beginning.

PARCEL 2: Commence at the Southeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 22 South, Range 3 West, and run North along East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 875.24 feet to a point on the Northerly right of way line of Southern Railway, said point being point of beginning of Tract herein described, thence continue North along same course 40.15 feet to the centerline of Dry Creek, (thence following meanderings of said Creek as follows), thence an angle left of 64° 35' and run Northwesterly along centerline of Creek 188.41 feet, thence an angle right of 15° 49' and run Northwesterly along centerline of said Creek 127.44 feet to the centerline of Old Spring Creek Road, thence an angle left of 90° 37' and run Southwesterly along centerline of said road 90.87 feet, thence an angle right of 49° 30' and run Westerly along centerline of said road 74.40 feet, thence turn an angle of 90° 07' left and run South (along East line of said Property conveyed to E. L. Kemp in Deed Book 203, Page 524, in the Probate Office of Shelby County) for a distance of 77.30 feet to a point on the Northern right of way line of said Railroad, thence run Easterly along said Northerly line of Railroad 405.11 feet to the point of beginning.

All property herein described is situated in Shelby County, Alabama.

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REC. BK. & PAGE AS SHOWN ABOVE
Conrad H. H. H. H.
JUDGE OF PROBATE

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