

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL

10/10/1973 12:00:00 AM FILED/CERT

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,

Robert N. Bolton and wife, Doris T. Bolton

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

Walter E. Moody

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

Commence at the Northwest corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West; thence proceed South 89 deg. 03 min. 30 sec. West (MB) along the North boundary of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West for a distance of 2285.43 feet to a point on the West right of way line of Washington Street; thence turn an angle of 100 deg. 18 min. to the left and proceed South 11 deg. 14 min. 30 sec. East (MB) along the said West right of way line of Washington Street, a distance of 1234.53 feet to the point of intersection with the North right of way line of Bolton Lane; thence turn an angle of 100 deg. 18 min. to the right and proceed South 89 deg. 03 min. 30 sec. West (MB) along the said North right of way line of Bolton Lane, a distance of 452.05 feet to the point of beginning of the one and one-half lots herein described; thence continue South 89 deg. 03 min. 30 sec. West (MB) along the said North right of way line of Bolton Lane, a distance of 215.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed for a distance of 200.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed for a distance of 215.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed for a distance of 200.00 feet to the point of beginning.

Said 1 1/2 lots are lying in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West and have a 50 feet building or set back restriction from the North boundary of Bolton Lane.

The above described lot is conveyed subject to the restrictive covenants and conditions of Briarwood Subdivision which were filed for record on June 26, 1967, in Deed Book 243, page 924 in Probate Office of Shelby County, except that any house built on said lot shall have minimum of 2200 square feet of heated floor space.

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 23rd day of August, 1973.

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Martha B. Janner, a Notary Public in and for said County, in said State, hereby certify that Robert N. Bolton and wife, Doris T. Bolton 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 23rd day of August, A. D., 1973.

Martha B. Janner
Notary Public