

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW 2521

(Address) COLUMBIANA, ALABAMA



19731214000067290 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/14/1973 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 other valuable consideration and One and No/100 Dollar

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Susie L. Kite, a widow

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

Margaret K. Atchison

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

From the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 West, the point of beginning of the herein described tract, run Northerly along the West line of said quarter, quarter 353.02 feet to a 5/8 inch iron pin, c said quarter line, and on the East right of way line of Southern Railway; thence Northeasterly along said right of way line along an arc of a curve to the right having a central angle of 2 deg. 54 min. 26 sec., radius of 4,471.86 feet for a curve distance of 277.62 feet to a 5/8 inch iron pin, on the East right of way line of Southern Railway; thence Easterly along the South line of Ruth Glass property to the North deflecting from the tangent 64 deg. 7 min. 45 sec. right 1,153.53 feet to a 5/8 inch pin, a corner of Ruth Glass property to the North and Law Kite property on the East; thence Southerly along the line of Law Kite property on the East deflecting 91 deg. 26 min. 59 sec. right 241.4 feet to a 5/8 inch iron pin; thence Easterly along the line of Law Kite property on the North deflecting 91 deg. 55 min. 47 sec. left 403.71 feet to a 5/8 inch iron pin, on the West right of way line of public road; thence continuing Southeasterly deflecting 23 deg. 42 min. 30 sec. right 20.0 feet to a 5/8 inch iron pin, on the East right of way line of a public road; thence Northeasterly along said right of way line deflecting 90 deg. 0 min. sec. left 268.0 feet to a 5/8 inch iron pin on the West right of way line of Count Road Number 97, the point of curve; thence Southeasterly along said right of way line, along an arc of a curve to the left having a central angle of 9 deg. 22 min. 52 sec., radius of 280.7 feet for a curve distance of 45.96 feet to a 5/8 inch iron pin, the point of curve to the right; thence continuing Southeasterly along said right of way line, along an arc of a curve to the right having a central angle of 34 deg. 0 min. 32 sec. radius of 174.30 feet for a curve distance of 103.46 feet to a 5/8 inch iron pin; thence continuing Southeasterly along the West right of way line of a County Road Number 97, 747.84 feet to a 5/8 inch iron pin on said right of way line, and on the South line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 West; thence Westerly along the line of D. L. Hughes and Reddie Day property on the South deflecting 134 deg. 47 min. 30 sec. right 2,463.41 feet to a 2 1/2 inch capped pipe, the point of beginning, containing 28 acres by survey, according to survey of Reese E. Mallette, Registered Land Surveyor, dated September 1973.

Subject to easements and rights of way of record.

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, I have hereunto set my hands(s) and seal(s), this 14th day of December, 1973.

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FILED
DEC 14 1973
U.S. DEPT. OF JUSTICE
RECORDS & COMM. DIV.
SHELBY COUNTY, ALA.
JUDGE OF PROBATE

(Seal)

Susie L. Kite

(Seal)

(Seal)

(Seal)

(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 Susie L. Kite, a widow, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of December, A. D., 1973.

Mary D. Thompson
Notary Public