

This instrument was prepared by

(Name) Wallace, Ellis & Fowler

(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

2877

STATE OF ALABAMA

SHELBY

COUNTY}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHT THOUSAND AND NO/100 (\$8,000.00) DOLLARS

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

Charles B. Smith and wife, Myrtice L. Smith

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

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

TRACT #1: Begin at the southwest corner of Fractional Section 23, Township 22 South, Range 1 East, Shelby County, Alabama; thence in a northerly direction along the west boundary of said section 350.00 feet to the point of beginning; thence continue in a northerly direction along said west boundary 1160.00 feet; thence turn 89 deg. 35' to the right in an easterly direction 420.00 feet; thence turn 90 deg. 25' to the right in a southerly direction along a line parallel to said west boundary 991.54 feet to intersection with the northwest right-of-way boundary of Fort Williams-Shraders Mill Road, said intersection being in the arc of a curve, turning to the left, having a radius of 1669.06 feet and a central angle of 7 deg. 52' and having a chord 229.00 feet in length, said chord turning 41 deg. 29' to the right from the last mentioned course having a distance of 991.54 feet; thence in a southwesterly direction along said arc, which is also said northwest right-of-way boundary 229.18 feet; thence turn 48 deg. 31' to the right from said chord in a westerly direction 268.33 feet to the point of beginning.

TRACT #2: Begin at the southwest corner of Fractional Section 23, Township 22 South, Range 1 East, Shelby County, Alabama; thence in a northerly direction along the west boundary of said section 350.00 feet to the point of beginning; thence turn 90 deg. 00' to the right in an easterly direction 268.33 feet to intersection with the northwest right-of-way boundary of Fort Williams-Shraders Mill Road, said intersection being in the arc of a curve, turning to the left, having a radius of 1669.06 feet and a central angle of 3 deg. 14' and having a chord 94.17 feet in length, said chord turning 125 deg. 56' to the right from the last mentioned course having a distance of 268.33 feet; thence in a southwesterly direction along said arc, which is also said northwest right-of-way boundary 94.19 feet; thence turn 105 deg. 27' to the right from said chord in a northwesterly direction 226.40 feet to the point of beginning.



19740104000000560 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/04/1974 12:00:00 AM FILED/CERT

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 GRANTEEES, 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 GRANTEEES, 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 4
day of January, 1974.

STATE OF ALA. SHELBY CO.
INSTRUMENT FILED 1/4/74 4:05
I CERTIFY THIS FILED
INSTRUMENT IS A TRUE COPY
U.L.C. FILE NUMBER OR
U.L.C. FILE NUMBER OR
PAGE AS SHOWN ABOVE
U.L.C. FILE NUMBER OR
PAGE AS SHOWN ABOVE
1/4/74 4:05
Came in my hands
JUDGE OF PROBATE
(Seal)

(Seal)

(Seal)

(Seal)

✓ Charles B. Smith (Seal)

✓ Myrtice L. Smith (Seal)

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles B. Smith and wife, Myrtice L. Smith 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 4 day of January A. D., 1974

Janice Brasher
Notary Public