

WARRANTY DEED

Shelby County Printing & Publishing Co., Columbiana, Ala.

The State Of Alabama

SHELBY County

Know all men by these presents, That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration Dollars to the undersigned grantor Peter Lumbert, unmarried; Aubie Cornelius, unmarried in hand paid by the grantee herein, Mae W. Mullen, a widow

the receipt whereof is acknowledged we the said Peter Lumbert, unmarried; and Aubie Cornelius, unmarried do grant, bargain, sell and convey unto the said Mae W. Mullen, a widow

the following described real estate situated in Shelby County, Alabama, to-wit:

From the Northwest corner of the Southwest 1/4 of Section 17, Township 21 South, Range 2 West, then run South 43 deg. 45', east for a distance of 29. feet to point of beginning; then run South 1 deg., 02', east for a distance of 245.3 feet, then run South 27 deg., 51'10" east for a distance of 393 feet, then run north 81 deg. 47'20" east for a distance of 406.43 feet, then run south 87 deg. 52'40" east for a distance of 213.50 feet, then run north 07 deg., 30' East to a point intersecting a line parallel to the North boundary of said 1/4 1/4 section and the same distance South of said 1/4 1/4 section line as the point of beginning, then run North 88 deg., 10' West to the point of beginning; except the following described parcel: from the Northwest corner of the Southwest 1/4 of Section 17, Township 21 South, Range 2 West, then run South 43 deg. 45' East for a distance of 29 feet, then run South 1 deg. 02' east for a distance of 245.3 feet, then run South 27 deg. 51'10" East for a distance of 393 feet, then run North 81 deg. 47'20" east for a distance of 406.43 feet to point of beginning, then run North 10 deg. 46'40" West for a distance of 190.10 feet, then run South 68 deg. 15'20" West for a distance of 180 feet, then run South 2 deg. 40'40" East for a distance of 139.9 feet, then run North 84 deg. 14'20" East for a distance of 197.2 feet to point of beginning.

There is also conveyed to grantee herein the right of egress and ingress in and to the property herein conveyed over and along the present road or drive.

Subject to right of egress and ingress over and along that dirt road on the Southern boundary of above described property which is used by Ronald Stevens and wife, Barbara Stevens.

Grantors further certify and warrant that the three bedroom residence which is situated near the North boundary line of the property which is situated near the North boundary line of the property herein conveyed shall not be closer then 50 feet from the East boundary line running generally North and South.

Excepted from the above described property, mineral rights.

Also: subject to line permits to Alabama Power Company and all other instruments of record.



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Shelby Cnty Judge of Probate, AL
01/09/1974 12:00:00 AM FILED/CERT

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To have and to hold To the said grantee, Mae W. Mullen, a widow, her

heirs and assigns forever.

And WE do, for ourselves and for our heirs, executors and administrators, covenant with the said grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall, warrant and defend the same to the said grantee, her

heirs and assigns forever, against the lawful claims of all persons.

In witness whereof we have hereunto set our hand S. and seal S., this 9th day of January, 1974

WITNESSES:

Peter Pembert (Seal)
Aubrey Cornutus (Seal)
(Seal)
(Seal)



19740109000001540 2/3 \$.00
Shelby Cnty Judge of Probate, AL
01/09/1974 12:00:00 AM FILED/CERT

The State Of Alabama }
SHELBY County

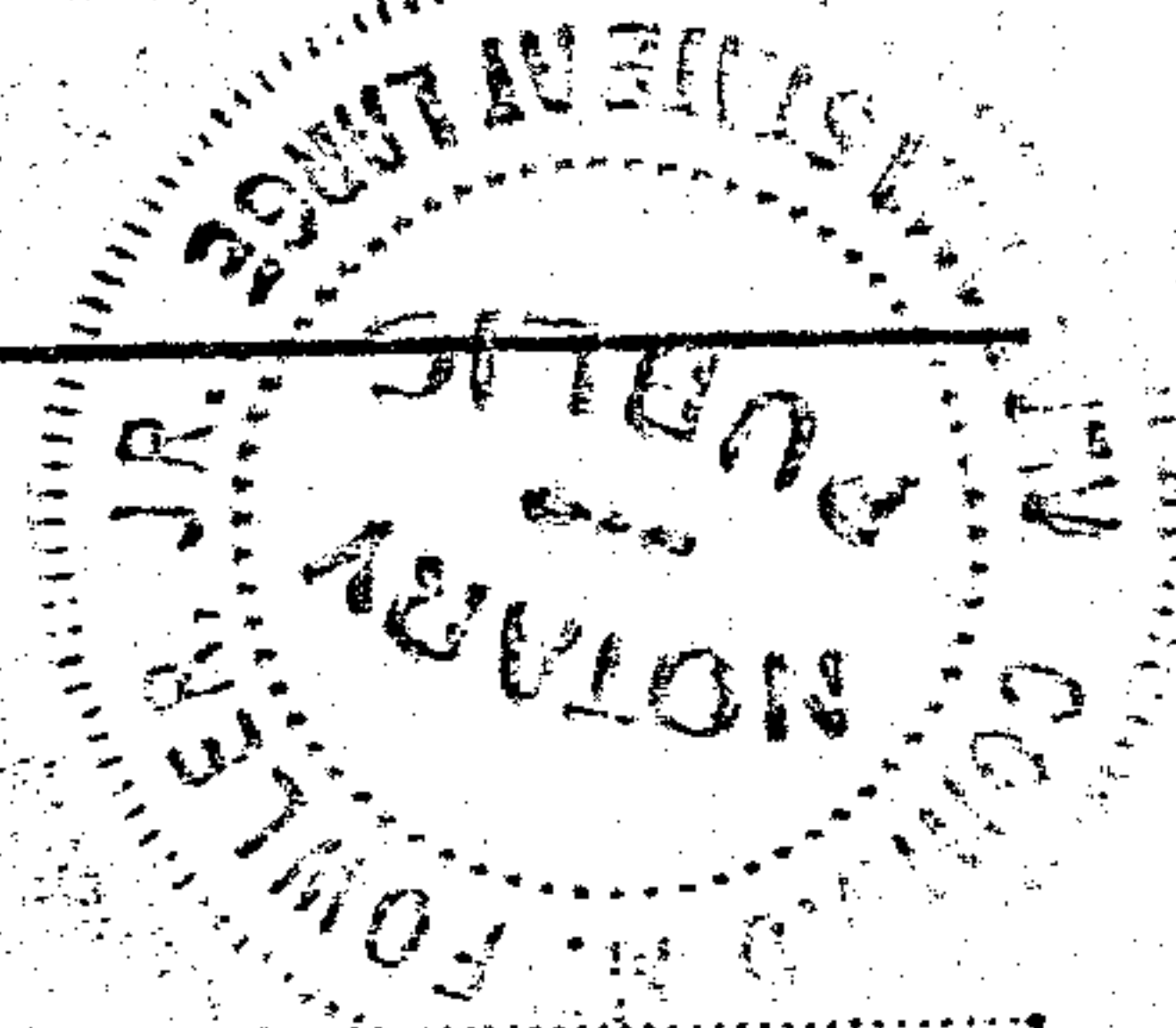
I, the undersigned

a notary public in and for said County, in said State,
hereby certify that Peter Lumbert, unmarried and Aubie Cornelius, unmarried
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 this conveyance,
they executed the same voluntarily on the day the same bears date.
Given under my hand this 92 day of January, A.D., 19 74



19740109000001540 3/3 \$.00
Shelby Cnty Judge of Probate, AL
01/09/1974 12:00:00 AM FILED/CERT

Conrad M. Fowler, Jr.



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The State Of Alabama }
County

I,

a in and for said County, in said State, hereby certify that
subscribing witness to the foregoing conveyance, known
to me, appeared before me this day, and being sworn, stated that
the grantor voluntarily
executed the same in presence and in the presence of the other subscribing witness, on the day the
same bears date; that attested the same in the presence of the grantor, and of the other
witness, and that such other witness subscribed name as a witness in
Given under my hand this the day of

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JAN -9 PM 10:28
JUDGE OF PROBATE
Conrad M. Fowler, Jr.
J.C. FILE NUMBER OR
PAGE AS SHOWN ABOVE

The State Of Alabama }
County

I,

a in and for said County, in said State, hereby certify that on the
day of 19, came before me the within named
known to me (or made known to me) to be the wife of the
within named who, being examined separate
and apart from the husband touching her signature to the within acknowledged that she
signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

In witness whereof I hereunto set my hand this day of
A.D., 19