

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys 3025

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE THOUSAND DOLLARS (\$3,000.00) AND NO/100 -----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William Raymond Price, III and wife, Mamie Jo Price

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

Claude B. Turner

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

SHELBY

PARCEL I: The  $\frac{1}{2}$  of SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 13, Township 18 South, Range 1 West, Shelby County, Alabama.

PARCEL II: The North ten acres of the hereinafter described property: Begin at the SW corner of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 13, Township 18 South, Range 1 West, and run thence along the West line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section and continue along the West line of the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 13, Township 18 South, Range 1 West to the NW corner of said NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of said Section 13; thence turn an angle of 88 deg. 12 $\frac{1}{4}$ ' to the right and run East along the North line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section 516.72 feet to a point; thence turn an angle of 87 deg. 02  $\frac{3}{4}$ ' to the right and run Southerly 2241.72 feet to a point on the North right of way of Shelby County Highway #41; thence run Southwesterly along the North right of way of said Shelby County Highway #41 758.62 feet more or less to a point on the South line of SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 13, Township 18 South, Range 1 West; thence run West along the South right of way of said  $\frac{1}{4}$   $\frac{1}{4}$  Section 84.93 feet to the point of beginning, according to the Survey of R. E. Clements, registered land surveyor, dated January, 1966, containing 34.95 acres.

Subject to an easement of a uniform width of 15 feet along the East boundary of the above described property for a private road which is held by Joseph D. Wallace and wife, Ianthe H. Wallace, joint tenants with the right of survivorship, their heirs and assigns forever.



19740111000001810 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
01/11/1974 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 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 11<sup>th</sup> day of January, 1974.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1974 JAN 11 AM 11:25  
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
Cora M. Fowler  
JUDGE OF PROBATE

William Raymond Price III (Seal)  
Mamie Jo Price (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 William Raymond Price, III and wife, Mamie Jo Price 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 11<sup>th</sup> day of January, A. D., 1974



Cora M. Fowler, Jr.  
Notary Public.