

This instrument was prepared by

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WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Tenand 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,

Roderick T. Holladay and wife, Mary Beatrice Holladay

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
James H. Sharbutt and J. Alpha Lowe

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

That part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 15, Township 19, Range 2 East which lies South of the following described line:

Commence at the Southwest corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 15 and go North 85 deg. 30 min. East 282 feet to a point; thence North 35 deg. 45 min. East 938 feet to a point on the West margin of Alabama Highway No. 25, which point is the point of beginning of the line herein described; thence North 69 deg. 15 min. West along said line (said line being the South line of Calvin A. Goodwin's lot and the extension thereof) to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section.

LESS AND EXCEPT all that portion of the described property which lies West of the Vincent-Pell City Highway, known as Alabama Highway No. 25.

Also, LESS AND EXCEPT one acre conveyed to O. H. Lawley by Deed recorded in Deed Book 225, page 3.

Also, LESS AND EXCEPT parcel conveyed to W. W. Lewis as recorded in Deed Book 219, page 814 and also

LESS AND EXCEPT the West 396 feet of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section.

19740121000003220 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/21/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
1974 JAN 21 PM 1:47
INSTRUMENT WAS FILED
1974 JAN 21 PM 1:47

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 19th day of January, 1974.

(Seal)
(Seal)
(Seal)

Roderick T. Holladay (Seal)
Mary Beatrice Holladay (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 Roderick T. Holladay and wife, Mary Beatrice Holladay, whose name s 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 19th day of January, 1974.

my commission expires Sept 28, 1974

January 1974
Sara Ann Price
Notary Public