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 Shelby Cnty Judge of Probate, AL  
 01/21/1974 12:00:00 AM FILED/CERT

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This instrument was prepared by Harrison and Conwill, Attorneys at Law,  
 Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One and no/100 Dollars and other good and valuable consideration and the assumption of one-half of the unpaid balance due on mortgage to The Alabama National Bank of Montgomery, recorded in Mortgage Book 328, Page 425 in the Probate Office of Shelby County, Alabama to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Walter E. Moody, husband of the/<sup>grantee</sup> who has heretofore erroneously been shown as Walter C. Moody, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Martha W. Moody (herein referred to as grantee, whether one or more), an undivided one-half interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

That certain lot in the city of Columbiana, Alabama, described as commencing at the point of intersection of the north line of College Avenue with the west line of Arlington Street, as now laid out, paved and used, and run thence in a northerly direction along the west margin of Arlington Street, a distance of 163.5 feet; run thence south 72 deg. and 07 min. west a distance of 108.6 feet; run thence south 17 deg. and 30 min. east a distance of 31.1 feet; run thence south 72 deg. and 16 min. west a distance of 50 feet to the point of beginning of the lot herein described and conveyed; run thence south 72 deg. and 16 min. west a distance of 50 feet; run thence north 17 deg. and 30 min. west a distance of 145 feet; run thence north 72 deg. and 16 min. east a distance of 50 feet; run thence south 17 deg. and 30 min. east a distance of 145 feet to the point of beginning.

There is also conveyed herein to the grantee an easement across the lot contiguous and immediately east of the above described land, which said easement is described as follows: Commencing at the point of beginning of the above described lot and run thence north 17 deg. and 30 min. west a distance of 46.5 feet to the point of beginning of the easement herein described; run thence north 17 deg. 30 min. west a distance of 20 feet; run thence north 72 deg. 16 min. east a distance of 50 feet; run thence south 17 deg. 30 min. east a distance of 20 feet; run thence south 72 deg. 16 min. west a distance of 50 feet to the point of beginning of the easement herein described;

The grantor herein, in consideration of the premises, in hand paid by the grantee herein, does remise, release, quitclaim and convey to the grantee herein an undivided one-half interest in and to that certain street or alley consisting of a strip of land 20 feet wide, extending from the ease side of the last above described easement to Arlington Street and which is more accurately described in that certain deed from Eugenia Letson to Lavonia Gordon, dated Nov. 12, 1940, recorded in Deed Book 109, Page 488 in Probate Office.

The grantor herein in consideration of the premises, in hand paid by the grantee herein, does remise, release, quitclaim and convey to the grantee herein an undivided one-half interest in and to the following described property: Commence at the point of intersection of the north line of College Avenue with the west line of Arlington Street as now laid out, paved and used in the city of Columbiana, Alabama, and run thence in a northerly direction

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along the west margin of Arlington Street, a distance of 163.5 feet for a point of beginning of the parcel of land herein described and conveyed; run thence south 72 deg. 07 min. west a distance of 108.6 feet; run thence north 17 deg. 30 min. west a distance of 15 feet; run thence north 72 deg. 07 min. east a distance of 106.5 feet to west side of Arlington Avenue; run thence south along the west side of Arlington Avenue a distance of 15 feet to the point of beginning, and being a part of the E $\frac{1}{2}$  of the NW $\frac{1}{2}$  of Section 25, Township 21, Range 1 West.

Also, commence at the Northwest corner of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 25, Township 21 South, Range 1 West; thence proceed South 89 deg. 03 min. 30 sec. West (MB) along the North boundary of the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  and NE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 25, Township 21 South, Range 1 West for a distance of 2285.43 feet to a point on the West right-of-way line of Washington Street; thence turn an angle of 100 deg. 18 min. to the left and proceed South 11 deg. 14 min. 30 sec. East (MB) along the said West right-of-way line of Washington Street, a distance of 1234.53 feet to the point of intersection with the North right-of-way line of Bolton Lane; thence turn an angle of 100 deg. 18 min. to the right and proceed South 89 deg. 03 min. 30 sec. West (MB) along the said North right-of-way line of Bolton Lane, a distance of 452.05 feet to the point of beginning of the one and one-half lots herein described; thence continue South 89 deg. 03 min. 30 sec. West (MB) along the said North right-of-way line of Bolton Lane, a distance of 215.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed for a distance of 200.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed for a distance of 200.00 feet to the point of beginning Said 1 1/2 lots are lying in the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  and NE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 25, Township 21 South, Range 1 West and have a 50 feet building or set back restriction from the North boundary of Bolton Lane.

Subject to the restrictive covenants and conditions of Briarwood Subdivision which were filed for record on June 26, 1967, in Deed Book 248, Page 924 in Probate Office of Shelby County, except that any house built on said lot shall have a minimum of 2200 square feet of heated floor space.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 17<sup>th</sup> day of January, 1974.

Walter E. Moody  
Walter E. Moody  
JUDGE OF PROBATE

STATE OF ALABAMA  
SHELBY COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Walter E. Moody, an unmarried man, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of January, 1974.

Martha B. Joiner  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1974 JAN 21 3 11:15  
J.C.C. FILE NUMBER OR RECORD & PAGE AS SHOWN ABOVE

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