

This instrument was prepared by

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3418

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

See mtg 332-18

That in consideration of Four Thousand and no/100 ----- Dollars

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

Floyd C. Chandler and wife, Orene P. Chandler

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

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

Lot in Town of Wilton, Alabama in SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 9, Township 24, Range 12 East, described as follows: Beginning at a point on the NW side of the Montevallo-Wilton Public road where the Northern corner of V. L. Hubbard lot intersects said road and run in a Northeasterly direction along the margin of said road 270 feet; thence in a Northwesterly direction along a ditch 317 feet to right-of-way of Southern Railroad; thence in a Southwesterly direction along said Railroad R/W 245 feet to the Northwestern corner of V. L. Hubbard lot; thence in a Southeasterly direction along North line of Hubbard lot to point of beginning.

EXCEPT the following described parcel sold to Charles F. Fletcher and wife, Patricia L. Fletcher as shown by Deed Book 273, Page 684 in the Probate Office of Shelby County, Alabama: Beginning at a point on the Northwest side of the Montevallo-Wilton public road where the Easternmost corner of the V. L. Hubbard Lot intersects said road and run in a Northwesterly direction along the North line of said V. L. Hubbard lot 175 feet to a point; thence run in a Northeasterly direction parallel with the said Northwest right-of-way line 110 feet to a point; thence run in a Southeasterly direction 175 feet to the said Northwest right-of-way line; thence run in a Southwesterly direction along the said right-of-way line 120 feet to the point of beginning, lying North and West of and adjacent to the Montevallo-Wilton public road (Ala. Highway No. 25) in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 9, Township 24, Range 12 East. EXCEPT Highway R/O/W.



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Shelby Cnty Judge of Probate, AL
01/31/1974 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 25th

BOOK 285 PAGE 119
STATE OF ALA. SHELBY COUNTY
CERTIFY THIS INSTRUMENT WAS FILED
1974 JAN 31 PM 11:23
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

January, 19 74.

Floyd C. Chandler (Seal)
Orene P. Chandler (Seal)
Orene P. Chandler (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Dean C. Burch, a Notary Public in and for said County, in said State, hereby certify that Floyd C. Chandler and wife, Orene P. Chandler 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 25th day of January, A. D., 19 74.

Dean C. Burch
Notary Public

My Commission Expires October 4, 1977