

This instrument was prepared by
(Name) Jim McClain Realty Company Inc.
(Address) 3166 Cahaba Heights Plaza, Birmingham, Alabama 35243

3533

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

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

1100
mty-337-171

That in consideration of Eleven thousand one hundred and no/100 -----(11,100.00)

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

Ralph D. England and Nell F.England, his wife
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Chelsea Youth Club, Inc.

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

BOOK 285 PAGE 308

Commence at SE corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 34 Township 19S R1W and proceed in an Easterly direction 300 feet, thence left in a northerly direction 30 feet to point of beginning. Proceed straight in a northerly direction 661 feet, thence left in an easterly direction a distance of 132 feet, thence right in a northerly direction a distance of 165 feet, thence left in a southwesterly direction a distance of 688 feet, thence left a distance of 161.50 feet to center line of Shelby County paved road, thence left in a southeasterly direction a distance of 347 feet, thence left in a easterly direction a distance of 662 feet to point of beginning.

The above described property being otherwise described as follows: Commence at the SE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34 and proceed Easterly along the $\frac{1}{4}$ $\frac{1}{4}$ Section line a distance of 300.0 feet to a point; thence turn left and run Northwesterly along a line herein after described a distance of 30 feet to the point of beginning; thence continue in the same direction a distance of 661 feet to a point which is due East of and 132 feet from the Eastern boundary of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 34; thence turn to the left and run Westerly parallel with the Southern boundary of the $\frac{1}{4}$ $\frac{1}{4}$ Section line 132 feet to the Eastern boundary of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 34; thence turn to the right and run Northerly along the Eastern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 165 feet to a point; thence turn to the left and run Southwesterly a distance of 688 feet to a point (which said point is the Northernmost corner of a 3.02 acre parcel of land show on survey of J. C. Kelley, Jr., Registered Engineer and Land Surveyor No. 410); thence turn to the left and run a distance of 161.50 feet (along the North-western boundary of said 3.02 acre tract) to the centerline of Shelby County paved road; thence turn left in a Southeasterly direction along the centerline of said Road a distance of 347 feet to a point 30 feet North of the Southern boundary of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$; thence turn to the left and run Easterly parallel to the Southern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section and parallel with Southern boundary of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, a distance of 662 feet to point of beginning, containing 10 acres, more or less.

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

And ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 day of _____, 19____.

_____(Seal)
_____(Seal)
_____(Seal)

Ralph D. England
Nell F. England

STATE OF ALABAMA
JAN 12 1974
1974 FEB 12 AM 9:55
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR INSTRUMENT WAS FILED
JUDGE OF PROBATE

STATE OF ALABAMA }
COUNTY } General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Ralph D. England and Nell F. England whose name 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 16th day of JANUARY
James I. McClain
Notary Public

19740212000006840 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/12/1974 12:00:00 AM FILED/CERT