

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorney

(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 TEN DOLLARS (\$10.00) 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, Wayne Archer and wife, Rebecca Archer

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

Basil R. Smith and L. C. Franks

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

A part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 17, Township 20 South, Range 1 East more particularly described as follows:

Commence at the SE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 17, Township 20 South, Range 1 East and run thence West along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 70.88 ft., to the East R.O.W. line of Shelby County Hwy. No. 55; thence turn an angle of 55 deg. 44 min. to the right and run along said R.O.W. line a distance of 102.20 ft. to the point of beginning of the lot herein conveyed; thence continue in the same direction along the Eastern R.O.W. line of said Hwy. a distance of 125.8 ft. to a point; thence turn an angle of 3 deg. 57 min. to the right and run along said R.O.W. line a distance of 39.20 feet; thence turn an angle of 105 deg. 13 min. to the right and run a distance of 264 ft. to a point; thence turn to the right and run Southeasterly parallel with the Eastern R.O.W. line of said Hwy. a distance of 165 ft. to a point; thence turn to the right and run Southwesterly a distance of 264 ft. parallel with the Northern boundary of the property herein conveyed to the point of beginning, containing one acre more or less.

Wayne Archer, who is named as one of the Grantors herein, is one and the same person as Nelson Wayne Archer.



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Shelby Cnty Judge of Probate, AL
02/13/1974 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 13th day of February, 19 74.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
FEB 13 AM 11:58
U.C.C. FILE NUMBER OR
BK. & PAGE AS SHOWN ABOVE
Carroll M. Barber
JUDGE OF PROBATE
STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne Archer and wife, Rebecca Archer 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 13th day of February, A. D., 19 74

Nancy K. Farmer
Notary Public.