

This instrument was prepared by

(Name) Margaret A. Boyd

(Address) Montevallo, Alabama

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama



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Shelby Cnty Judge of Probate, AL
04/01/1974 01:00:00 AM FILED/CERT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

That in consideration of One hundred and 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, Ralph W. Hill and Janice C. Hill, his wife

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

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

A parcel of land located in the NW 1/4 of the SE 1/4 of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the NE corner of the SW 1/4 of the NE 1/4 and run South along the East boundary of said 1/4-1/4 section and South along the East boundary of the NW 1/4 of the SE 1/4 a distance of 1,720.6 feet to the point of beginning; From the point of beginning continue last course 891.0 feet, thence turn right 93 deg. 58' and run Westerly 1,258.3 feet to a point of the Easterly right of way Alabama Highway #119; thence turn right and run Northerly along the right of way of said highway along the arc of a 0 deg. 30' curve to the right, said arc being subtended by a chord 883.6 feet, thence from said chord turn right 85 deg. 27' and run 1,132.0 feet to the point of beginning.

LESS AND EXCEPT:

A parcel of land located in the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the northeast corner of the Southwest 1/4 of the Northeast 1/4 of Sec. 35, Township 21 South, Range 3 West; thence in a Southerly direction along the East line of said 1/4-1-4 section a distance of 1720.6 feet, according to survey of Roy Moore to the point of beginning; thence continue along last described course a distance of 445.0 feet; thence 93 deg. 50' right in a Westerly direction a distance of 1203.86 feet to the Easterly right of way line of Alabama Highway #119; thence 94 deg. 20' 48 seconds right measured to tangent of a curve to the right, said curve having a central angle of 2 deg. 13 minutes 07 seconds and a radius of 11,429.83, thence along arc of said curve in a Northerly direction along said right of way line a distance of 442.58 feet, thence 83 degrees 14 minutes 05 seconds right measured from tangent of said curve, in an easterly direction a distance of 1132.0 feet to the point of beginning.

This conveyance is made subject to the following itemized on reverse side hereof: 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 1st

day of April, 1974.

(Seal)

(Seal)

(Seal)

Ralph W. Hill (Seal)

Janice C. Hill (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Margaret Boyd, a Notary Public in and for said County, in said State, hereby certify that Ralph W. Hill and Janice C. Hill, 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 1st day of April, A. D., 1974.

Margaret Boyd

Notary Public

Expires 7/76

