

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

4601

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Nine 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, we, Willis E. Oakes and wife, Aileen B. Oakes (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto John T. Batson, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West; thence run west along the south boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 690.23 feet to a point; thence turn an angle of 114 deg. 53 min. to the right and run a distance of 189.41 feet to a point; thence turn an angle of 23 deg. 45 min. to the right and run a distance of 239.01 feet to a point; thence turn an angle of 90 deg. 02 min. to the left and run a distance of 105.52 feet to the point of beginning; thence continue in the same direction a distance of 111.9 feet to a point; thence turn an angle of 85 deg. 05 min. to the left and run 165.7 feet to a point; thence turn an angle of 77 deg. 10 min. to the left and run 100.0 feet to a point; thence turn an angle of 98 deg. 51 min. to the left and run 198.1 feet to the point of beginning. Said parcel of land is situated in Shelby County and is lying in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West.

There is EXCEPTED herefrom, the following triangular parcel sold to James Bentley: Commence at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West; thence run west along the south boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 690.23 feet to a point; thence turn an angle of 114 deg. 53 min. to the right and run a distance of 189.41 feet to a point; thence turn an angle of 23 deg. 45 min. to the right and run a distance of 239.01 feet to a point; thence turn an angle of 90 deg. 02 min. to the left and run a distance of 105.52 feet; thence continue in the same direction a distance of 111.9 feet to a point; thence turn an angle of 85 deg. 05 min. to the left and run 165.7 feet to a point; thence run in a Southeasterly direction to a point 21 feet South of the point of beginning; thence run North 21 feet to the point of beginning of the property herein described. Said parcel of land situated in Shelby County and lying in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West.

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

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd day of April, 1974.



19740402000015480 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/02/1974 01:00:00 AM FILED/CERT

Willis E. Oakes (SEAL)
Willis E. Oakes

Aileen B. Oakes (SEAL)
Aileen B. Oakes

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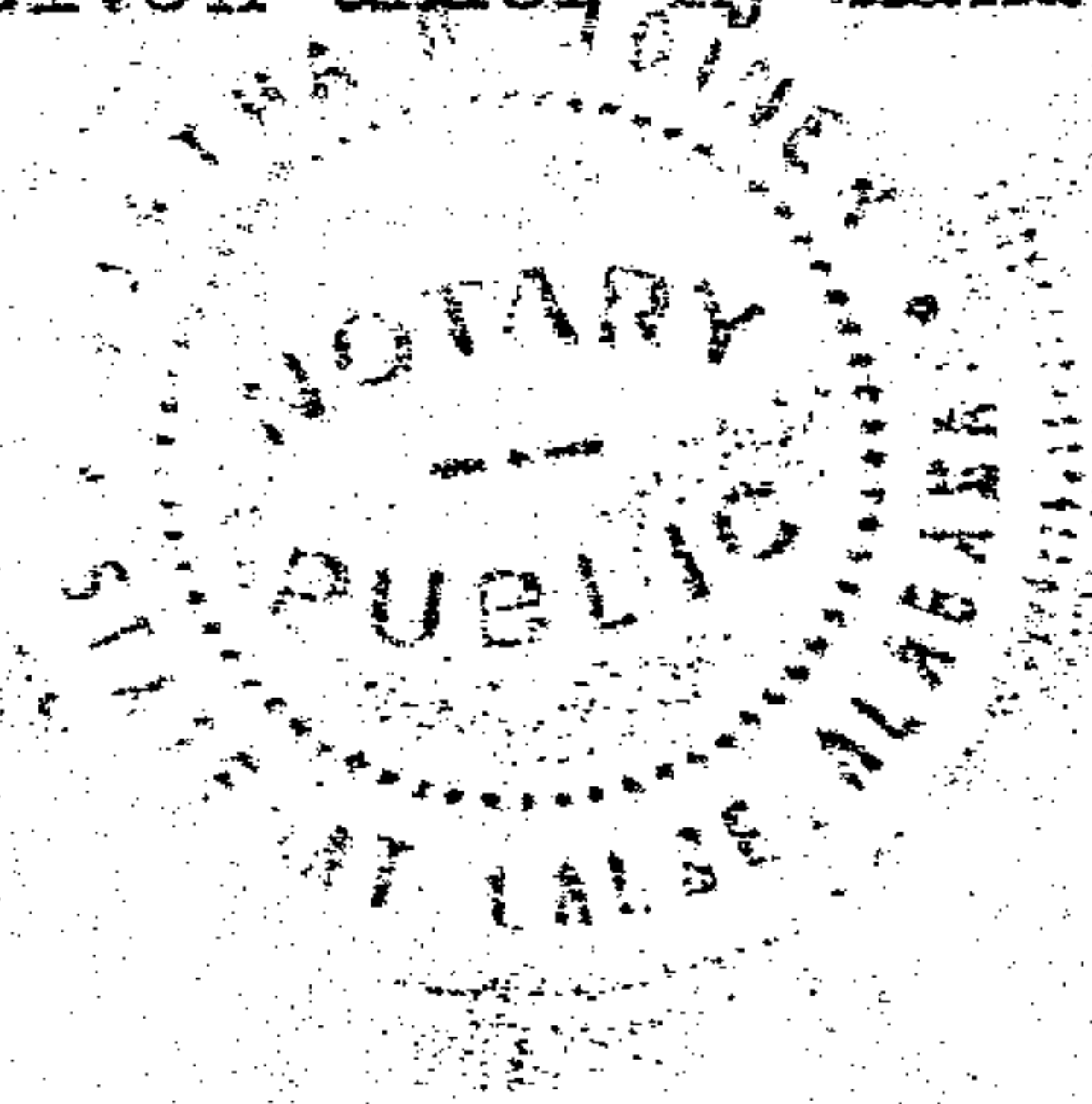
STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Willis E. Oakes and wife, Aileen B. Oakes, 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 2nd day of April, 1974.



Martha B. Joiner
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 APR -2 PM 3:01
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
CORRECTION
JUDGE OF PROBATE

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19740402000015480 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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