

5258
This instrument prepared by:

Ormond Somerville
Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY



19740502000021280 1/3 \$.00
Shelby Cnty Judge of Probate, AL
05/02/1974 12:00:00 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifty One Thousand Eight Hundred Eighty Seven and 55/100 (\$51,887.55) to the undersigned grantor, Colonial Realty Company, a corporation, in hand paid by Samuel S. McEwen and wife, Barbara E. McEwen, the receipt of which is hereby acknowledged, the said Colonial Realty Company does by these presents, grant, bargain, sell and convey unto the said Samuel S. McEwen and wife, Barbara E. McEwen, the following described real estate, situated in Shelby County, Alabama, viz:

PARCEL I:

Commence at the northwest corner of Section 6, Township 21 South, Range 2 East; thence south 2 deg. 30 min. east along the range line a distance of 1497.47 feet, more or less, to south line of cemetery, to the point of beginning of the property herein described; thence south 84 deg. 18 min. east along the southern boundary of a cemetery a distance of 164.48 feet to a point; thence north 83 deg. 30 min. east continuing along the southern boundary of a cemetery a distance of 67.32 feet to a point on the west boundary of the S. S. McEwen lot; thence south 3 deg. 50 min. east along the said west boundary of the S. S. McEwen lot a distance of 124.57 feet to a point; thence south 24 deg. 17 min. west a distance of 133.84 feet to a point on the north boundary of the Dewey Bolton lot; thence south 87 deg. 49 min. west along the said north boundary of Dewey Bolton lot a distance of 169.90 feet to a point; thence south 87 deg. 50 min. west 218.03 feet to a point on the southeast right of way line of County Project SACP 4246A; thence north 12 deg. 53 min. east along said right of way line a distance of 286.0 feet to a point; thence south 86 deg. 17 min. east along the southern boundary of a cemetery a distance of 140.34 feet to the point of beginning.

PARCEL II:

Commence at the northwest corner of Section 6, Township 21 South, Range 2 East; thence south 2 deg.

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See Deed of Correction Deed B/C 292 page 890 6-16-75



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30 min. east along the range line a distance of 1497.47 feet, more or less, to south line of cemetery, to the point of beginning of the property herein described; thence south 84 deg. 18 min, east along the southern boundary of a cemetery a distance of 164.48 feet to a point; thence north 83 deg. 30 min. east continuing along the southern boundary of a cemetery a distance of 67.32 feet to a point on the west boundary of the S. S. McEwen lot; thence south 3 deg. 50 min. east along the said west boundary line of the S. S. McEwen lot a distance of 124.57 feet to a point; thence south 24 deg. 17 min. west a distance of 133.84 feet to a point on the north boundary of the Dewey Bolton lot; thence south 87 deg. 49 min. west along the said north boundary of Dewey Bolton lot a distance of 169.90 feet to a point; thence south 87 deg. 50 min. west 218.03 feet to a point on the southeast right of way line of County Project SACP 4246A; thence north 12 deg. 53 min. east along said right of way line a distance of 286.0 feet to a point; thence south 86 deg. 17 min. east along the southern boundary of a cemetery a distance of 140.34 feet to the point of beginning.

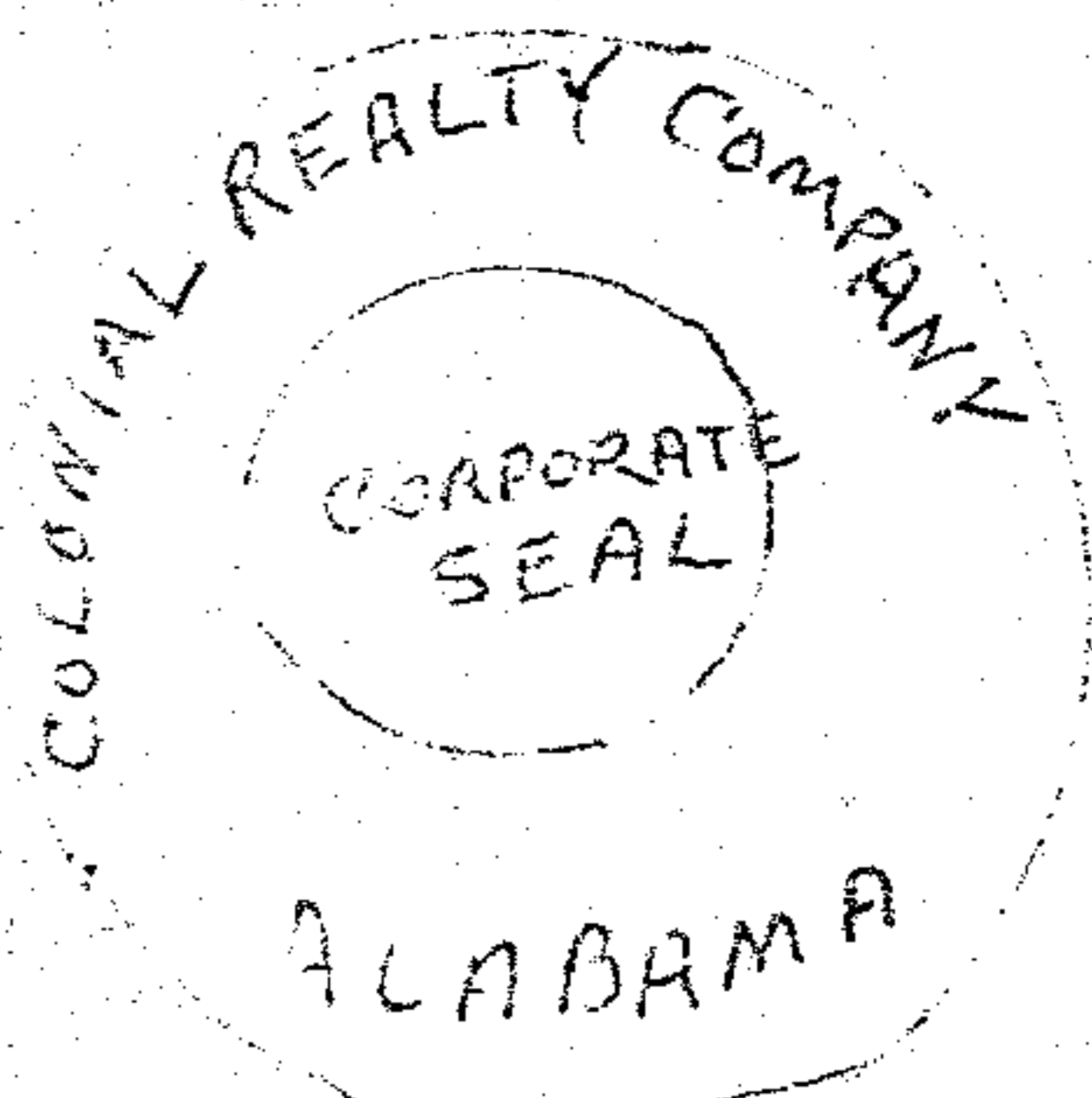
Subject to: Payment of ad valorem taxes for the current year ending September 30, 1974.

TO HAVE AND TO HOLD, To the said Samuel S. McEwen and wife, Barbara E. McEwen, their heirs and assigns forever.

And said Colonial Realty Company does for itself, its successors and assigns, covenant with said Samuel S. McEwen and wife, Barbara E. McEwen, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Samuel S. McEwen and wife, Barbara E. McEwen, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Colonial Realty Company by its President, Harvey E. Ragland, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30TH day of APRIL, 1974.

COLONIAL REALTY COMPANY



✓ By: Harvey E. Ragland
Its President

ATTEST:

By:

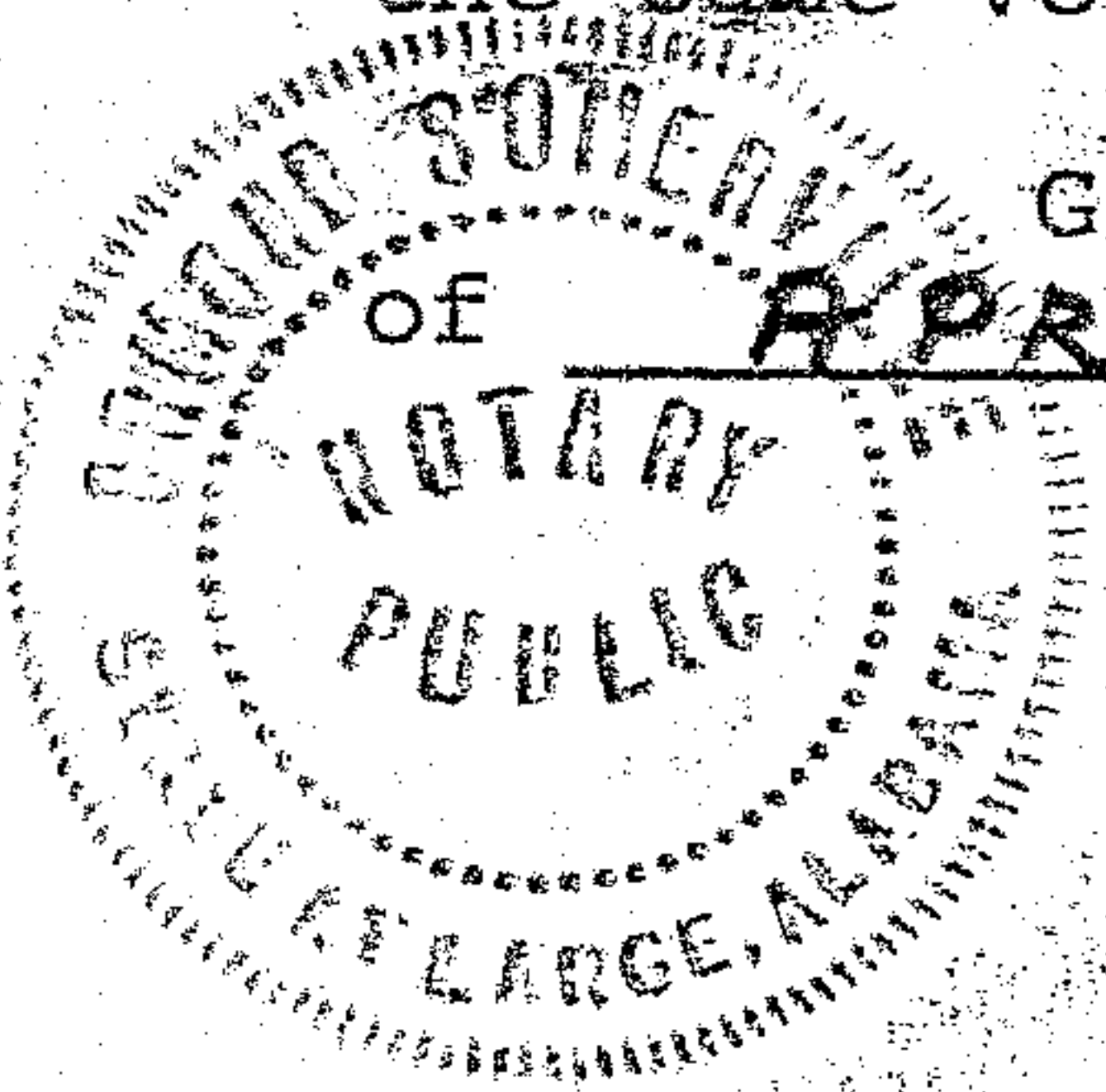
Harvey E. Ragland
Its Secretary TREASURER

STATE OF ALABAMA
JEFFERSON COUNTY

I, Ormond Souverville, a Notary Public in and for said County in said State, hereby certify that Harvey E. Ragland, whose name as President of Colonial Realty Company, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 30TH day of APRIL, 1974.

Ormond Souverville
Notary Public



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Shelby Cnty Judge of Probate, AL
05/02/1974 12:00:00 AM FILED/CERT

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 MAY -2 PM 4:01
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
Carnegie