

This instrument was prepared by

(Name) Wallace, Ellis & Fowler

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

5582

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE THOUSAND 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,

Virginia Higgins, unmarried

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

Denman Construction Company, Inc.

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

Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and also a part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 19 South of Range 2 West, and being more particularly described as follows: Commence at the Northeast Corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 16, thence in a westerly direction, and along the North line of same, for a distance of 220.00 feet; thence turn an angle to the left of 49°38' in a southwesterly direction for a distance of 25.02 feet; thence turn an angle to the left of 80°46' in a southeasterly direction for a distance of 150.00 feet; thence turn an angle to the right of 80°46' in a southwesterly direction for a distance of 247.63 feet; thence turn an angle to the left of 92°24' in a southeasterly direction for a distance of 30.03 feet; thence turn an angle to the left of 87°36' in a northeasterly direction for a distance of 250.11 feet to the point of beginning of the property described herein: thence turn an angle to the left of 14°32' in a northeasterly direction for a distance of 144.68 feet; thence turn an angle to the right of 101°50' in a southeasterly direction for a distance of 147.21 feet; thence turn an angle to the right of 9°50' and continue in a southeasterly direction for a distance of 106.86 feet; thence turn an angle to the right of 82°33' in a southwesterly direction for a distance of 133.24 feet; thence turn an angle to the right of 90°18' in a northwesterly direction for a distance of 216.75 feet to the point of beginning.



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Shelby Cnty Judge of Probate, AL
05/16/1974 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, I have hereunto set my hands(s) and seal(s), this 13th day of May, 1974.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Virginia Higgins, unmarried, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of May, A. D. 1974.

Nancy K. Farmer
Notary Public.