

This instrument was prepared by Harrison and Corwill, Attorneys at Law
P. O. Box 557, Columbiana, Alabama 35051

WARRANTY DEED

6198

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Five Thousand and no/100 Dollars and the assumption of the unpaid balance due on that certain mortgage to First National Bank of Columbiana, recorded in Mortgage Book 320, Page 162 in the Probate Office of Shelby County, Alabama, 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, we, Joseph A. Murray and wife, Mildred V. Murray (Joseph A. Murray's name has heretofore erroneously been shown as Joseph H. Murray) (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Angella K. Strickland (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the northwest corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West; thence proceed south 89 deg. 03 min. 30 sec. west (MB) along the north boundary of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West, for a distance of 2285.43 feet to a point on the west right-of-way line of Washington Street; thence turn an angle of 100 deg. 18 min. to the left and proceed south 11 deg. 14 min. 30 sec. east (MB) along the said west right-of-way line of Washington Street, a distance of 1295.51 feet to the point of intersection with the south right-of-way line of Bolton Lane; thence turn an angle of 100 deg. 18 min. to the right and proceed south 89 deg. 03 min. 30 sec. west (MB) along the said south right-of-way line of Bolton Lane, a distance of 1011.95 feet to the point of beginning of the lot herein described (being also the northwest corner of the J. L. Ray lot); thence turn an angle of 90 deg. 00 min. to the left and proceed along the west boundary of the J. L. Ray lot, a distance of 200 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed a distance of 200.0 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed a distance of 199.85 feet to a point on the south R/O/W line of Bolton Lane; thence proceed easterly along the said south R/O/W line of Bolton Lane and along the arc of a 3 deg. 03 min. curve to the right (radius of 1879.86 feet) for a distance of 73.40 feet to a point; thence proceed north 89 deg. 03 min. 30 sec. East (MB) along the south R/O/W line of Bolton Lane, a distance of 126.64 feet to the point of beginning. The above described lot is lying in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 25, Township 21, South, Range 1 West.

The above described lot is conveyed subject to the restrictive covenants and conditions of Briarwood Subdivision which were filed for record on June 26, 1967 in Deed Book 248, Page 924 in the Probate Office of Shelby County, except that any house built on said lot shall have a minimum of 2200 square feet of heated floor space.

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

19740613000028510 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/13/1974 12:00:00AM FILED/CERT

BOOK 287 PAGE 341

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 7th day of June, 1974.

Joseph A. Murray (SEAL)
Joseph A. Murray
Mildred V. Murray (SEAL)
Mildred V. Murray

STATE OF Georgia

COUNTY OF Fulton

I, Gladys L. Strickland, a Notary Public in and for said County, in said State, hereby certify that Joseph A. Murray and wife, Mildred V. Murray, 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 7th day of June, 1974.

Gladys L. Strickland
Notary Public

Notary Public, Georgia, State at Large
My Commission Expires Jan. 28, 1978



19740613000028510 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/13/1974 12:00:00AM FILED/CERT

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consolidated
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Filed for \$5.00
1974 JUN 13 PM 1:49

BOOK 287 PAGE 342