

(Name) Harrison and Conwill
Attorneys at Law
(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED

6689

15,000

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,

Clarence C. McBride and wife, Louise McBride

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

Marie Gaspard

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

Beginning at a point on the east 40 foot right-of-way line of the L & N Railroad Company, being marked by an iron pipe (said point being the northwest corner of the Alfred McClanahan lot; thence run north 23 deg. 54 min. west along the said east 40 foot right-of-way line of L & N Railroad a distance of 482.34 feet to a point; thence turn an angle of 90 deg. to the right and run north 66 deg. 06 min. east a distance of 135.02 feet to a point on the southwest 40 foot right-of-way line of Columbiana-Shelby Road; thence turn an angle of 93 deg. 34 min. to the right and run south 20 deg. 20 min. east along said right-of-way line a distance of 94.81 feet to a point; thence turn an angle of 1 deg. 12 min. to the left and run south 21 deg. 32 min. east along said right-of-way line a distance of 427.18 feet to a point; thence turn an angle of 107 deg. 47 min. to the right and run in a northwesterly direction a distance of 118.47 feet to the point of beginning; Said parcel of land is lying in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 36, Township 21 South, Range 1 West and contains 1.5 acres, more or less.

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Shelby Cnty Judge of Probate, AL
07/02/1974 12:00:00AM 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 17th day of May, 1974.

BOOK 287 PAGE 623
STATE OF ALABAMA
INSTRUMENT WAS FILED
1974 JUL -2 AM 10:57
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

(SEAL) Clarence C. McBride (SEAL)
Clarence C. McBride

(SEAL) Louise McBride (SEAL)
Louise McBride

(SEAL) (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Matthew D. Jones, a Notary Public in and for said County, in said State, hereby certify that Clarence C. McBride and wife, Louise McBride

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 12th day of May, A.D. 1974.

Matthew D. Jones
Notary Public