

6995
This instrument was prepared by
(Name) Marvin Cherner
(Address) 516 Brown-Marx Building
Birmingham, Alabama 35203

19740716000035260 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/16/1974 12:00:00 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

See Mtg 340-728

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-two Thousand Dollars (\$22,000.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Beverly Rae Beil, an unmarried woman (herein referred to as Grantor) grant, sell, bargain and convey unto Kenneth Allen Beil (herein referred to as Grantee) all of Grantor's interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

BOOK 287 PAGE 824
The SW 1/4 of the SE 1/4, Section 19, Township 19, Range 2 East. Also an easement 70.0 feet in width, 35.0 feet on each side of a center line described as: Commence at the NW corner of Section 30, Township 19, Range 2 East and run thence East along the North line of said Section 30 a distance of 1601.90 feet to the West R.O.W. line of U. S. Highway 280; thence turn an angle of 83 deg. 12' to the right and run along said R.O.W. a distance of 197.40 feet; thence turn angle of 2 deg. 58' to the left and run a distance of 337.10 feet to a point on said R.O.W. Line; thence turn angle of 47 deg. 31' to left and run a distance of 193.48 feet to point on East R.O.W. of said Highway and the point of beginning; thence turn angle of 48 deg. 02' to the left and run a distance of 75.32 feet; thence turn angle of 11 deg. 2' to the left and run a distance of 399.13 feet; thence turn angle of 53 deg. 28' to the left and run a distance of 404.13 feet; thence turn an angle of 80 deg. 13' to right and run a distance of 340.14 feet to a point of East line of NW 1/4 of NW 1/4 of said Section 30; which point is 35.00 feet South from the NE corner and the point of ending. Also an easement 70.00 feet in width (35.00 feet on each side of a centerline) described as commence at the NW corner of the NW 1/4 of NE 1/4 of said Section 30, Township 19, Range 2 East; thence run South a distance of 35.00 feet; to the point of beginning; thence turn an angle 148 deg. 30' to left and run a distance of 69.99 feet to the point of ending, which point is 57.11 feet East of the NW corner of the NW 1/4 of NE 1/4 of said Section 30.

It is the intention of the Grantor to convey to the Grantee all of her interest in the above described real estate including any survivorship interest and also to relinquish any and all rights with respect to said real estate provided Grantor under the decree entered by the Circuit Court of Shelby County, Alabama, on March 21, 1974, in the cause entitled Beverly R. Beil v. Kenneth A. Beil, Civil Action No. F 24374.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrance unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 10 day of July, 1974.



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Beverly Rae Beil
BEVERLY RAE BEIL

STATE OF NEW YORK)

Albany COUNTY)

I, Dawn S. Britt, a notary public in and for said county, in said state, hereby certify that Beverly Rae Beil, an unmarried woman, 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 date the same bears date.

Given under my hand and official seal this 10th day of July 1974.

Dawn S. Britt
NOTARY PUBLIC

My commission expires 3-30-75

STATE OF NEW YORK.

Nº 1651

COUNTY OF ALBANY, CLERK'S OFFICE. } ss.:

I, ~~JOHN S. BARTLETT, JR.~~, Clerk of the said County, and also Clerk of the Supreme and County Courts, being Courts of Record held therein, and having by law a seal, do hereby certify that Dawn S. Britt whose name is subscribed to the certificate of proof or acknowledgment of the annexed instrument and thereon written, or whose name is subscribed to the annexed jurat, was at the time of taking such proof or acknowledgment, or of administering such oath or affirmation Notary Public and for said Co, residing therein, duly commissioned and sworn, and authorized by the laws of said State to take the acknowledgments and proofs of deeds or conveyances for land, tenements, or hereditaments and to administer oaths or affirmations in said county. And further, that I am well acquainted with the handwriting of said officer and verily believe that the signature to said jurat or certificate of proof or acknowledgment is genuine. That impression of seal of such officer is not required by law to be filed in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said courts and county, the 10 day of July 19 74

James J. Corpre Clerk

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
INS. See M79 340-728
197 JUL 16 AM 9:36
C.C. FILE NUMBER OR
REC. BY PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
James J. Corpre