

(Name) Harrison and Conwill  
(Address) Columbiana, Alabama 35051

1527

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

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty 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, Chester Coleman Osborne, also known as C. C. Osborne, and sometime erroneously known as Coleman C. Osborne, a widower

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

Louie Osborne

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

Commence at the Southwest corner of SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 35, Township 19, Range 2 East; proceed East along South boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section 1540.7 ft. to point 30 ft. at right angle from center of Chancellors Ferry Road; thence 121 deg. 33 min. left and proceed North 32 deg. 27 min. West along Westerly boundary of said road 883.43 ft.; thence 99 deg. 20 min. left and proceed South 48 deg. 13 min. West 152 ft. to point; from this point continue South 48 deg. 13 min. West 150 ft.; thence 97 deg. 47 min. right and proceed North 34 deg. 90 min. West for 261.2 ft.; thence 69 deg. 44 min. right and North 35 deg. 44 min. East 150 ft.; thence left and Northwesterly parallel to South boundary of U. S. Highway No. 280 and along North boundary of property formerly known as the Kelley property 100 ft. to point of beginning of tract herein conveyed; thence continue same direction 80 ft. to point; thence left and perpendicular to South boundary of U. S. Highway No. 280 150 ft. to point; thence left and Southeast direction parallel to South boundary of U. S. Highway No. 280 80 ft. to a point; left and Northeasterly 150 ft. more or less to point of beginning.

It being my intention to convey all of the land which I own in the Town of Harpersville, Alabama, whether correctly herein described or not.

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 29th day of July, 1974

(SEAL)

Chester Coleman Osborne  
Chester Coleman Osborne

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

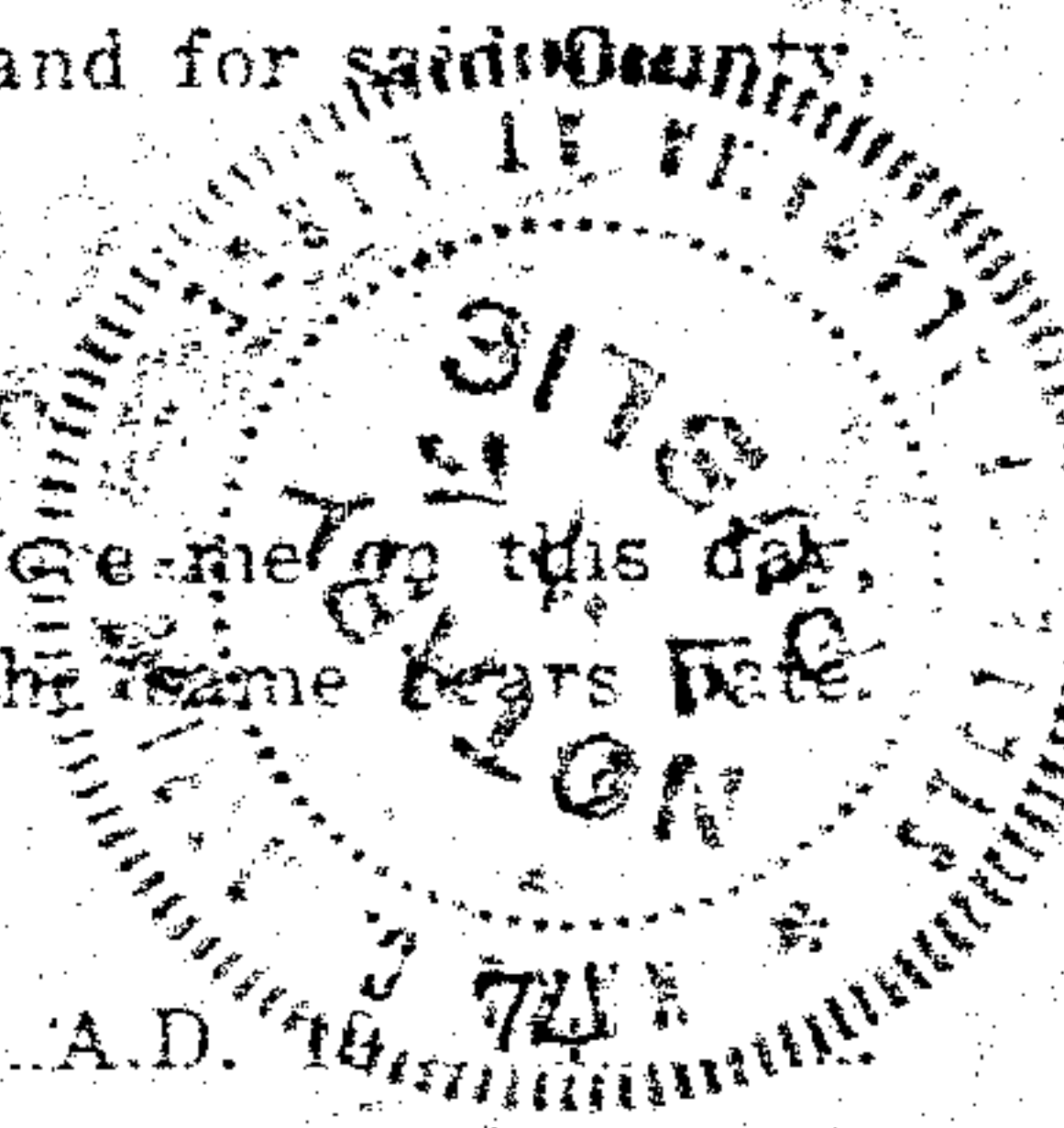
I, the undersigned  
in said State, hereby certify that Chester Coleman Osborne, a widower

a Notary Public in and for said County

whose name(s) 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 executed the same voluntarily on the day the same were made.

Given under my hand and official seal this 29th day of July, A.D.

U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE  
Carroll Harrison  
1974 AUG -8 PM 3:01  
INSTRUMENT WAS FILED  
STATE OF ALABAMA  
SHELBY CO.  
NOTARY PUBLIC  
Carroll Harrison



19740808000039300 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
08/08/1974 12:00:00AM FILED/CERT

Carroll Harrison  
Notary Public  
State of Alabama