

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19740916000045440 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
09/16/1974 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirteen Hundred and No/100 (\$1,300.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

O. L. Deramus and wife, Sallie Deramus

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

Bobby Ray Trice

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

Commence at the Southeast corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 4, Township 22 South, Range 2 West, and thence run West along the South line of said quarter section a distance of 804.14 feet to a point on the West right of way line of a paved road; thence continue in the same direction of 130.60 feet to the Southeast corner of property known as the Mose Cook lot; thence turn an angle of 94 deg. 30 min. to the right and run along the East line of said Mose Cook lot a distance of 126.60 feet to the Northeast corner of said Mose Cook lot; thence turn an angle of 92 deg. 25 min. to the left and run along an old fence row and along the North line of said Mose Cook lot a distance of 352.00 feet to the West line of said quarter-quarter section and an old fence row; thence turn an angle of 86 deg. 27 min. to the right and run North along the West line of said quarter-quarter section and along said old fence row a distance of 116.92 feet; thence turn an angle of 107 deg. 33 min. to the right and run a distance of 302.62 feet to the point of beginning of the lot herein described; thence continue in the same direction along the South property line of the lot herein described a distance of 210.00 feet to a point on the West right of way line of said paved road; thence run northerly along the West right of way line of said paved road a distance of 105.00 feet; thence run in a Westerly direction, parallel with the South property line of the lot herein described, a distance of 210.00 feet to a point; thence run in a Southerly direction parallel with the West right of way line of said paved road a distance of 105.00 feet to the point of beginning.

Subject to easements and rights of way of record.

The grantors, O. L. Deramus and wife, Sallie Deramus, promise and warrant that they will pay the 1974 ad valorem taxes which will become due and payable on the above described property on October 1, 1974.

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, we have hereunto set our hands(s) and seal(s), this 14<sup>th</sup> day of September, 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 O. L. Deramus and wife, Sallie Deramus, 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 14<sup>th</sup> day of September, A. D., 1974.

Notary Public.