

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred and no/100 (\$100.00) Dollars, to the undersigned grantors, in hand paid by the grantees herein, and the assumption of that certain mortgage executed by Richard W. Bell and wife, Pamela B. Bell, and William E. Swatek and wife, Lana D. Swatek, recorded in Mortgage Book 334, Page 644, we, Richard W. Bell and wife, Pamela B. Bell, herein referred to as grantors, grant, bargain, sell and convey unto William E. Swatek, and wife, Lana D. Swatek, herein referred to as grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL NO. 1

A parcel of land situated in the South Half of SW 1/4 of Section 24, Township 20, Range 3 West, described as follows: For a point of beginning run North 19 deg. 30 min. West 115 feet from the point of intersection of the East boundary line of the Old Birmingham-Montgomery Highway right-of-way with the intersection of the line between Sections 24 and 25, Township 20, Range 3 West; run thence North 19 deg. 30 min. West along the East right-of-way line of said highway 105 feet, more or less, to the SW corner of property heretofore conveyed to the Trustees of the Church of Christ as shown by deed recorded in Deed Book 130 at page 118, Office of Judge of Probate of Shelby County, Alabama; thence North 87 deg. 35 min. East along the South line of said Church of Christ property a distance of 1677.3 feet, more or less, to the East line of the SW 1/4 of Section 24; run thence South along the East line of said SW 1/4 a distance of 105 feet; run thence South 87 deg. 35 min. West a distance of 1677.3 feet to the point of beginning, less and except the following described parcel which was heretofore conveyed by Melissa H. Nelson to John Daniel Brasher and wife, and to Keystone Church of Christ, viz:

From the Southwest corner of Section 24, Township 20 South, Range 3 West, run Easterly along the South boundary line of the said Section 24, Township 20 South, Range 3 West 974.58 feet, more or less, to the point of intersection of the South boundary line of Section 24, Township 20 South, Range 3 West and the East right-of-way line of U.S.31 Highway; thence turn an angle of 106 deg. 38 1/2 min. to the left and run Northwesterly along the East right-of-way line of said U.S. Highway 31, 115.0 feet to the point of beginning of the land herein described and conveyed; thence continue Northwesterly along the East right-of-way line of said highway for 100.00 feet; thence turn an angle of 106 deg. 38 1/2 min. to the right and run Easterly 225.33 feet; thence turn an angle of 88 deg. 00



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min. to the right and run Southeasterly 88.30 feet; thence turn an angle of 89 deg. 50 min. to the right and run Southwesterly 200.0 feet, more or less, to the point of beginning.

This land being a part of the SW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, and being 0.70 acres, more or less.

PARCEL NO. 2

A parcel or tract of land situated in the South Half of the SW 1/4 of Section 24, Township 20, Range 3 West, described as follows: For a point of beginning run North 19 deg. 30 min. West for a distance of 10 feet from the point of intersection of the East boundary line of the Birmingham-Montgomery Highway right-of-way with the Section line between Sections 24 and 25 in Township 20, Range 3 West, which said point of beginning is marked by an iron pin; run thence North 19 deg. 30 min. West along the East right-of-way line of said Birmingham-Montgomery paved Highway a distance of 105 feet; run thence North 87 deg. 25 min. East a distance of 1677.3 feet, more or less, to the East line of the SW 1/4 of said Section 24; run thence in a Southerly direction along the East line of said SW 1/4 of said Section 24, a distance of 105 feet; run thence South 87 deg. 25 min. West a distance of 1667.3 feet, more or less, to the point of beginning, being the same property heretofore conveyed to Melissa H. Nelson and husband, as shown by deed recorded in Deed Book 157 at page 590, Office of Judge of Probate of Shelby County, Alabama.

Subject to easements and rights-of-way of record; coal, iron and other mineral and mining rights in and to that portion of the said property situated in the SE 1/4 of SW 1/4 of Section 24, Township 20 South, Range 3 West are excepted;

The warranties of this deed of conveyance do not extend to the South 10 feet of the West 6.42 chains of the subject property, this deed insofar as said property is concerned.


TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns

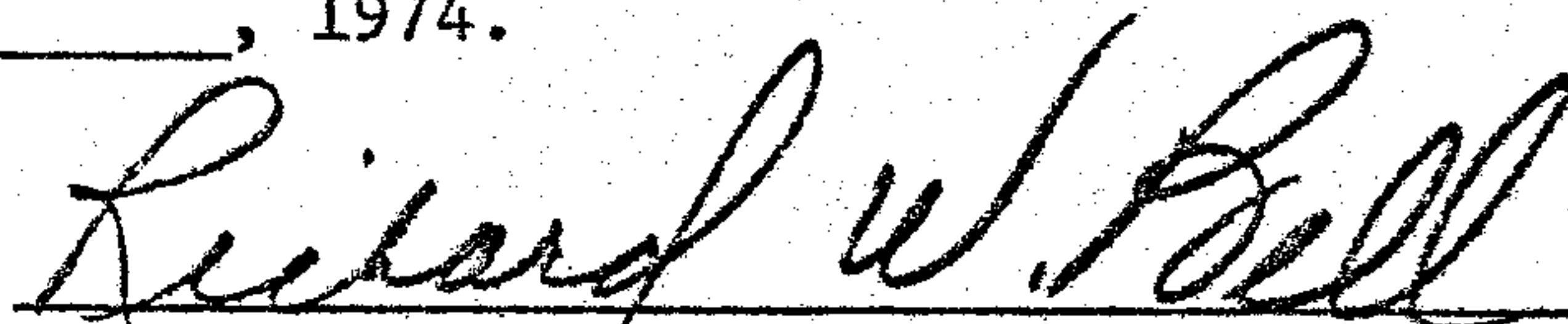
forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, William E. Swatek and wife, Lana D.

Swatek, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this

24 day of Sept., 1974.


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RICHARD W. BELL


PAMELA B. BELL

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said

State, hereby certify that Richard W. Bell and wife, Pamela B. Bell, 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 24 day of Sept., 1974.

Rebecca Dobbs
Notary Public



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STATE OF ALA. SHELBY CO.
I HEREBY THIS
INSTRUMENT WAS FILED
1974 NOV - 8 PM 3:30
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consent of Probation
JUDGE OF PROBATE

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