

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19741111000054730 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
11/11/1974 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN 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,

Bessie Martin, a widow

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

Douglas Joseph

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

A part of the S $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 23, Township 20, Range 1 West, more particularly described as follows: Commence at a point on the South line of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 23, Township 20, Range 1 West where said line intersects the west line of the Columbiana-Chelsea public road and run thence in a westerly direction along the southern boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 420 feet, more or less, to the Southwest corner of the Jim Gardner lot (now owned by Earl Foster) for point of beginning of the property herein conveyed; thence continue in the same direction a distance of 471 feet, more or less, to the SW corner of said  $\frac{1}{4}$   $\frac{1}{4}$  Section; thence turn to the right and run northerly along the western boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 436.92 feet to a point; thence turn to the right and run easterly parallel with the southern boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 471 feet more or less to a point which is 218.46 feet north of the NW corner of the Jim Gardner lot (now owned by Earl Foster); thence turn to the right and run Southerly parallel with the western boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 188.46 feet, more or less, to a point which is 30 feet north of the NW corner of said Jim Gardner lot; thence turn to the left and run easterly parallel with the Northern boundary of Jim Gardner lot a distance of 420 feet, more or less, to a point on the westerly right of way line of the Columbiana - Chelsea public road; thence turn to the right and run southerly along the boundary of said road 30 feet more or less to the NE corner of said Jim Gardner lot; thence turn to the right and run westerly along the Northern boundary of said Jim Gardner lot a distance of 420 feet, more or less, to a point, which said point is the NW corner of said Jim Gardner lot; thence turn to the left and run southerly parallel with the western boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 218.46 feet to the point of beginning, which said point of beginning is the SW corner of the Jim Gardner lot.

There is also conveyed to grantee, his heirs, successors and assigns a right of way and easement for the construction of a road for ingress and egress leading in and to the above described property over a strip of land 30 feet wide north and south more particularly described as follows: Begin at the NW corner of the Jim Gardner lot referred to above and run north a distance of 30 feet to point of beginning of the additional right of way CONTINUED ON REVERSE SIDE 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, I have hereunto set my hands(s) and seal(s), this 9<sup>th</sup> day of November, 1974.

(Seal)

Mrs B. E. Martin (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 Bessie Martin, a widow 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 day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of November

Nancy K. Jamison Notary Public.



1974 NOV 11 PM 10:18

HEREIN conveyed; thence continue in the same direction a distance of 30 feet in a northerly direction; thence turn to the right and run easterly parallel with the Northern boundary of said Jim Gardner lot a distance of 420 feet, more or less, to the westerly right of way line of the Columbiana - Chelsea public road; thence turn to the right and run southerly along the western boundary of said road a distance of 30 feet more or less to a point which is the Northeastern most corner of the property which was above conveyed to grantee; thence turn to the right and run westerly parallel with the northern boundary of the Jim Gardner lot a distance of 420 feet, more or less, to the point of beginning of said additional strip. It is understood and agreed that Grantor Bessie E. Martin shall have no obligation to construct and said road shall be constructed by grantee Douglas Joseph at his own expense.

BOOK 289 PAGE 564

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1974 NOV 11 PM 10:18  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE

19741111000054730 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
11/11/1974 12:00:00 AM FILED/CERT

where

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,  
County.

Judge of Probate  
145  
LAWYERS TITLE INSURANCE  
CORPORATION  
Title Insurance  
BIRMINGHAM, ALA.  
DEED TAX \$  
RECORD FEE \$  
TOTAL \$