

(Name) Harrison and Conwill
Attorneys at Law
(Address) Columbiana, Alabama 35051

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 One and no/100—Dollar

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Walter E. Moody, husband of the grantee

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

Martha W. Moody

an undivided one-half interest in and to

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

Commence at the Northwest corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West; thence proceed South 89 deg. 03 min. 30 sec. West (MB) along the North boundary of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West for a distance of 2285.43 feet to a point on the West right-of-way line of Washington Street; thence turn an angle of 100 deg. 18 min. to the left and proceed South 11 deg. 14 min. 30 sec. East (MB) along the said West right-of-way line of Washington Street, a distance of 1234.53 feet to the point of intersection with the North right-of-way line of Bolton Lane; thence turn an angle of 100 deg. 18 min. to the right and proceed South 89 deg. 03 min. 30 sec. West (MB) along the said North right-of-way line of Bolton Lane, a distance of 452.05 feet to the point of beginning of the one and one-half lots herein described; thence continue South 89 deg. 03 min. 30 sec. West (MB) along the said North right-of-way line of Bolton Lane, a distance of 215.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed for a distance of 200.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed for a distance of 215.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed for a distance of 200.00 feet to the point of beginning. Said 1 $\frac{1}{2}$ lots are lying in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ & NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Sec. 25, Twp. 21 S. Range 1 West & have a 50 ft. building set back restriction from the North boundary of Bolton Lane subject to restrictive covenants and conditions of Briarwood subdivision filed for record on June 28, 1967, in Deed Book 248, page 924 in Probate Office of Shelby County.

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 19th day of November, 1974.

Betty Lou Norough (SEAL)
Expires 8/15/77

Walter E. Moody (SEAL)

(SEAL) (SEAL)

(SEAL)

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BOOK

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

in said State, hereby certify that Walter E. Moody, husband of the grantee herein

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 bears date.

Given under my hand and official seal this 15th day of November, A.D. 1974.

Betty Lou Norough
Expires 8/15/77

UCC FILE NUMBER
REC. BK. & PAGE AS SHOWN ABOVE
1974 NOV 26 PM 2:22
STATE OF ALA. SHELBY CO.
INSTRUMENT WAS FILED
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