

This instrument was prepared by

(Name) Harrison and Conwill
(Address) Attorneys at Law
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,

Kathleen E. Wyatt, a widow

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

Louie B. Osborne

19741216000060160 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/16/1974 12:00:00AM FILED/CERT

(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 the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 370.15 feet to a point on the Southwesterly right-of-way line of U. S. 280 Hwy. as now located; thence turn an angle of 127 deg. 02 min. to the right and proceed South 56 deg. 20 min. East along the Southwesterly R.O.W. line of said highway for a distance of 932.2 feet to the point of beginning. From this beginning point continue South 56 deg. 20 min. East along the Southwesterly R.O.W. line of said highway for a distance of 50 feet; thence turn an angle of 92 deg. 48 min. to the right and proceed South 35 deg. 28 min. West for a distance of 149.3 feet; thence proceed North 56 deg. 20 min. West for a distance of 50 feet; thence proceed North 35 deg. 23 min. East for a distance of 149.3 feet to the point of beginning. Said land is located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East and contains 0.17 acre.

The above described property shall not be used for the sale or storage of alcoholic liquors or beverages, nor for the operation of a public dance hall thereon, or for the operation of tourist cabins thereon. This shall be a covenant running with said land and shall bind the grantees, their successors, heirs and assigns and should there be a breach thereof the same may be enjoined in any court of competent jurisdiction.

This deed is given for a deed of correction of that certain deed dated August 5, 1974 to said Louie B. Osborne and recorded in Deed Book 238, page 197 in the Probate Office of Shelby County, AL

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

day of December, 1974

(SEAL)

Kathleen E. Wyatt
Kathleen E. Wyatt

(SEAL)

(SEAL)

(SEAL)

General Acknowledgment

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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of December, A.D. 1974.

W. J. Conning
Notary Public

BOOK 290 PAGE 82

STATE OF ALABAMA

SHELBY

COUNTY

I, W. J. Conning
in said State, hereby certify that Kathleen E. Wyatt, a widow

RECORDED
U.C.C. FILED
1974 DEC 16 PM 3: 7
NOTARY PUBLIC
SHELBY COUNTY, ALABAMA
1974 DEC 16 PM 3: 7