

1637

This instrument was prepared by

(Name) Wallace, Ellis & Fowler

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE AND NO/100 (\$1.00) DOLLARS

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

Pearl Wellborn, a widow

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

Ruth Earline Wellborn

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

A lot situated in the SW¼ of NE¼ of Section 12, Township 20, Range 3 West, being all property now owned by grantor in said Quarter Quarter Section and which lies adjacent to and South of the lot owned by Louise Noble and adjacent to and North of the lot purchased by Ray Thornton and being more particularly described as follows:

Commence at the NE corner of said Quarter Quarter Section and run thence Westerly along the Northern boundary thereof a distance of 220.29 feet, more or less, to a point on the Eastern right of way line of U. S. Highway 31; thence turn to the left and run Southwesterly along the right of way line of U. S. 31 a distance of 904.16 feet, more or less to the Southwestern corner of the Louise Noble lot for point of beginning of the property herein conveyed; thence continue in the same direction along the Eastern boundary of said U. S. Highway 31 a distance of 49.46 feet, more or less, to a point where the property of grantor joins the said Thornton property; thence turn an angle of 89 deg. 48' 40" to the left and run in a Southeasterly direction along the Northeasterly boundary of said Thornton property a distance of 207.43 feet; thence turn an angle of 25 deg. 45' to the left and run along the North boundary of said Thornton property a distance of 472.02 feet, more or less, to the East boundary of said Quarter Quarter Section; thence run Northerly along the East boundary of said Quarter Quarter Section 132.56 feet, more or less, to the Southeastern corner of the Louise Noble lot; thence turn to the left and run Westerly along the Southern boundary of said Louise Noble lot 633.67 feet, more or less, to the point of beginning.



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Shelby Cnty Judge of Probate, AL
12/30/1974 12:00:00AM FILED/CERT

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 26 day of December, 1974.

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BOOK 200
Lynda H. Logan (Seal)

Pearl Wellborn (Seal)
(Pearl Wellborn)

(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 Pearl Wellborn 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 26 day of December, A. D., 1974.

Helen Mae Lewis

Notary Public.