

This instrument prepared by

(Name) WILLIAM B. MCCOLLOUGH

(Address) Birmingham, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19741230000061760 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/30/1974 12:00:00AM FILED/CERT

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE THOUSAND (\$5,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or ~~we~~ Mrs. J. H. Kimbrough, as Executrix of the estate of Benjamin Thomas Kimbrough, deceased

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Charles B. Miller and wife, Lecta Miller for the term of their lives, with the remainder in fee simple to their son, Harold A. Miller

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

I, Dewell M. Ray, hereby certify that the above is a true and correct map of the property shown and being more particularly described as follows, to-wit: Commence at the southeast corner of section 28, Township 19 South, Range 2 East, Shelby County, Alabama, thence proceed West along the South boundary of said section for a distance of 1778.67 feet; thence turn an angle of 100° 25' to the right and proceed N 9° 39' E for a distance of 407.9 feet to a point on the north right of way line of U.S. 280 Highway and the point of beginning. From this beginning point turn an angle of 17° 21' to the right and proceed N 27° 07' E for a distance of 171.5 feet; thence turn an angle of 91° 40' to the left and proceed N 63° 57' W for a distance of 249.96 feet; thence turn an angle of 85° 27' to the left and proceed S 30° 36' W for a distance of 171.5 feet to a point on the north right of way line of said highway; thence proceed Southeasterly along the north right of way line of said highway for a distance of 258.62 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southeast one-fourth of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 1.0 acres.

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)~~ 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 ~~(we)~~ 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 16th

day of Dec, 1974

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 DEC 30 5:00 PM
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate

(Seal)

Mrs. J. H. Kimbrough, as Executrix of the estate of Benjamin Thomas Kimbrough, deceased

(Seal)

(Seal)

Mrs J.H. Kimbrough (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

Probate Judge

I, Conrad M. Fawner, a Notary Public in and for said County, in said State, hereby certify that Mrs. J.H. Kimbrough, as executrix of the estate of Benjamin Thomas Kimbrough, deceased 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of December, A. D., 1974

Conrad M. Fawner

Judge of Probate

Notary Public