

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD AND FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19750107000000980 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/07/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of other valuable consideration and Ten and No/100 Dollars

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

Alvin M. Stinson and wife, Frances Rice Stinson

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

Joe L. Tidmore and Charles O. Tidmore

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

Commencing at the point of intersection of the Southeast right of way line of Stat Highway 25 and the center line of County Highway 62; thence North 87 deg. 55 min. East along center line of County Highway 62 a distance of 65.37 feet to a point; thence North 2 deg. 05 min. West at right angle to said center line, a distance of 40.0 feet to a point on the North right of way line of said County Highway 62; thence North 13 deg. 32 min. East along right of way line of said County Highway 62, a distance of 64.70 feet to a point on the Southeast right of way line of Stat Highway 25; thence North 36 deg. 53 min. East along said right of way line of Stat Highway 25, a distance of 50.32 feet to the point of beginning; thence continue North 36 deg. 53 min. East along said right of way line a distance of 237.08 feet to the point of intersection with the Southwest 100 foot right of way line of the Alabama Power Company; thence South 26 deg. 06 min. East along said right of way line of Alabama Power Company, a distance of 312.76 feet to a point on the North right of way line of County Highway 62; thence South 87 deg. 55 min. West along said right of way line a distance of 242.45 feet to a point; thence North 4 deg. 30 min. East a distance of 75.94 feet to a point; thence North 60 deg. 13 min. West a distance of 50.0 feet to the point of beginning; that said property is lying in the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ Section 15, Township 19 South, Range 2 East and contains 1.007 acre situated in Shelby County, Alabama.

A tract of land situated in the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 15, Township 19, Range 2 East, described as follows: Commence at the intersection of the Southeast right of way line of State Highway #25 with the center line of road designated as SACP 4174 A; run thence East along the center line of SACP 4174-A road 65.37 feet; thence run North 40 feet to a point on the North right of way line of said SACP 4174-A road, the point of beginning of the lot herein described; from said point of beginning run North 87 deg. 55 min. East along North right of way line of said SACP 4174-A road 83.13 feet; thence run North 4 deg. 30 min. East 75.94 feet; then run North 60 deg. 13 min. West 50 feet to the Southeast right of way line of State Highway #25; run thence South 36 deg. 53 min. West along said right of way line of 50.32 feet; thence run South 13 deg. 32 min. West 64.70 feet to the point of beginning, situated in Shelby County, Alabama, being all land formerly owned by A. Weaver lying East of Alabama Highway #25 and North of Glaze Ferry Road. Subject to easements and rights of way of record and subject to purchase money mortgage in the amount of \$11,350.00.

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, we have hereunto set our hands(s) and seal(s), this 1st day of January, 1975

STATE OF ALABAMA
SHELBY COUNTY

(Seal)
(Seal)
(Seal)

Frances Rice Stinson (Seal)
Alvin M. Stinson (Seal)
(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alvin M. Stinson and wife, Frances Rice Stinson whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of January, A. D., 1974

Notary Public.