

This instrument was prepared by

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

(Address) COLUMBIANA, ALABAMA

1839

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 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:

Commence at the Northeast corner of the NE¼ of the SE¼ of Section 4, Township 24 North, Range 12 East; thence run West along the North line of the NE¼ of the SE¼ a distance of 253.0 feet; thence turn an angle of 71 deg. 04 min. to the left and run a distance of 191.46 feet to the point of beginning; thence continue in the same direction a distance of 230.28 feet to the Northeast margin of an unpaved street; thence turn an angle of 113 deg. 13 min. to the right and run along the northeast margin of said street a distance of 245.80 feet to a point on the southeast right of way line of Alabama Highway No. 25; thence turn an angle of 86 deg. 08 min. to the right and run along the southeast right of way line of said highway, a distance of 202.45 feet; thence turn an angle of 90 deg. 39 min. to the right and run a distance of 168.76 feet to the point of beginning; being situated in the NE¼ of the SE¼ of Section 4, Township 24 North, Range 12 East.

Subject to easements and rights of way of record and subject to purchase money mortgage in the amount of \$15,000.00.

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19750107000001010 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
01/07/1975 12:00:00AM FILED/CERT

U.C.C. FILE NUMBER OR  
REC. NO. & PAGE AS SHOWN ABOVE  
1975 JAN -7 PM 3:51  
JUDGE OF PROBATE  
Conservatory of the Court

BOOK 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 1<sup>st</sup> day of January, 1975

(Seal)

Frances Rice Stinson (Seal)

(Seal)

Alvin M. Stinson (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 Alvin M. Stinson and wife, Frances Rice Stinson whose name s 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 7<sup>th</sup> day of January, A. D., 1975

Notary Public.