

This instrument was prepared by

(Name) Harrison and Conwill
(Address) Attorneys at Law
Columbiana, Alabama 35051

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), on hand paid by the grantee, who is acknowledged by me or we, Chester Coleman Osborne, also known as C. C. Osborne, and sometime erroneously known as Coleman C. Osborne, a widower

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

Louie Osborne

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

Commence at the Northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East; thence with a front site on the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section turn an angle of 64 deg. 30 min. to the left and proceed South 67 deg. 52 min. East for a distance of 732.0 feet to the point of beginning. From this beginning point turn an angle of 11 deg. 39 min. to the right and proceed South 56 deg. 13 min. East for a distance of 80.27 feet; thence turn an angle of 91 deg. 20 min. to the right and proceed South 35 deg. 07 min. West for a distance of 149.62 feet to a point on the Northerly boundary of a 30 foot street; thence turn an angle of 88 deg. 33 min. to the right and proceed North 56 deg. 20 min. West along the Northerly boundary of said street for a distance of 80.27 feet; thence proceed North 35 deg. 07 min. East for a distance of 149.78 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East and contains 0.27 acres.

This deed is given to correct the erroneous description contained in that certain deed dated July 29, 1974 and recorded in Deed Book 288, page 242. The new description obtained from a survey by Dowell M. Ray dated September 26, 1974.

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 November, 1974

(SEAL)

Chester Coleman Osborne

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, *John H. Conwill*, in said State, hereby certify that Chester Coleman Osborne, a widower

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

Given under my hand and official seal this 19th day of November, A.D. 1974



19750113000001780 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/13/1975 12:00:00AM FILED/CERT

John H. Conwill
Notary Public