

This instrument was prepared by

(Name) Donald L. Newsom, Attorney at Law

(Address) 529 Frank Nelson Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19750303000009150 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/03/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and No/100 (\$1.00) Dollar and other good and valuable consideration

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

Fred L. McDaniel and wife, Eleanor W. McDaniel

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

Fred L. McDaniel and wife, Eleanor W. McDaniel

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

An undivided one-half interest in and to the following described real estate, to-wit: Begin at the SE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West; thence west along the south line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ a distance of 313.96 feet to an iron pipe. Thence turn a deflection angle of 07°59' to the right for a distance of 466.7 feet to an iron pipe on the West R.O.W. of street. Thence turn a deflection angle of 101°52' to the right and for a distance of 115.7 feet along the west R.O.W. to an iron pipe being the P.C. of a curve. Thence turn a deflection angle of 03°45' to the right and for a chord distance of 196.29 feet (Arc distance being 196.43 feet) to an iron pipe being the P.T. of curve. Thence turn a deflection angle of 03°45' to the right for a distance of 231.06 feet to an iron pipe being the P.C. of a curve. Thence turn a deflection angle of 29°36'30" to the right for a chord distance of 105.64 feet (Arc distance being 111.06 feet) to an iron pipe being the P.T. of curve. Thence turn a deflection angle of 29°36'30" to the right for a distance of 67.50 feet, to an iron pipe being the P.C. of a curve. Thence turn a deflection angle of 02°47'30" to the right for a chord distance of 97.44 feet (Arc distance being 97.58 feet) to an iron pipe being the P.T. of a curve. Thence turn a deflection angle of 02°47'30" to the right for a distance of 94.94 feet to an iron pipe being the P.C. of a curve. Thence turn a deflection angle of 18°20'30" to the right for a chord distance of 79.18 feet (Arc distance being 80.56 feet) to an iron pipe being the P.T. of a curve. Thence turn a deflection angle of 18°20'30" to the right for a distance of 142.33 feet to a point on the south R.O.W. of street and on 50 foot radius of circle. Thence to the right around

(CONTINUED ON REVERSE SIDE HEREOF)

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 February, 1975.

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SEAL

STATE OF ALABAMA
JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fred L. McDaniel and wife, Eleanor W. McDaniel, 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 1st day of February, A. D. 1975.

Notary Public.

(CONTINUED FROM REVERSE SIDE HEREOF)

50 foot radius circle for an arc distance of 130.9 feet to an iron pipe on 50 foot radius of circle and in line with the centerline of the street. Thence turn a deflection angle of 18°33' to the left off of the centerline of the street for a distance of 387.4 feet to an iron pipe on a survey line by agreement. Thence turn a deflection angle of 66°15' to the right for a distance of 328.1 feet along the survey line to a point on the south line of the NE¼ of the NW¼ of Section 31, Township 19 South, Range 2 West. Thence turn a deflection angle of 93°28' to the right for a distance of 452.8 feet along the south line of the NE¼ of the NW¼ to the point of beginning, being the SE corner of the NW¼ of the NW¼ of Section 31, Township 19 South, Range 2 West. This parcel of land contains 12.94 acres.

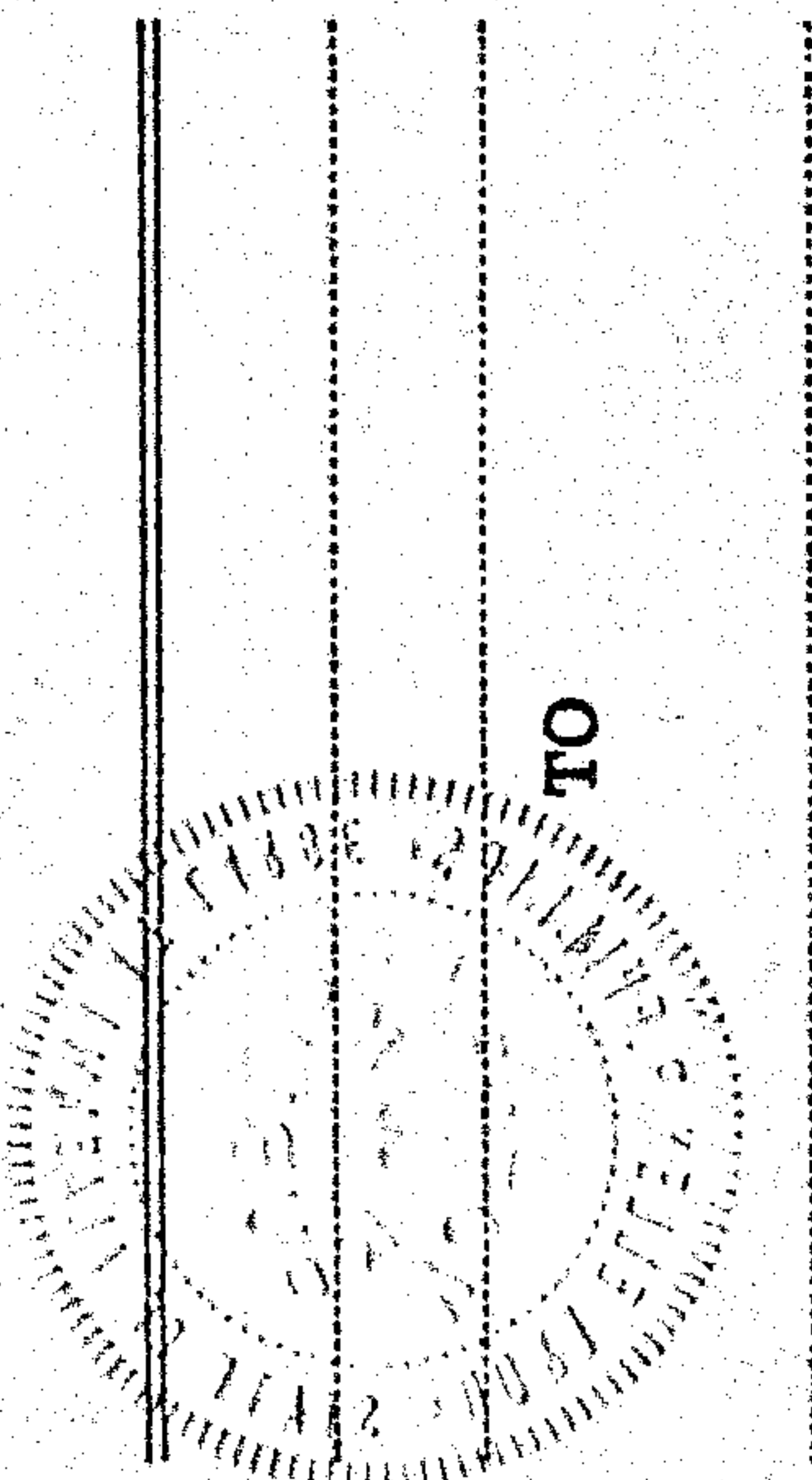
It is the intent and purpose of this conveyance to vest title to the hereinabove described real property in the named grantees as tenants in common and not jointly with right of survivorship.

19750303000009150 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/03/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAR -3 PM 12:11
REC. BIC. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

BOOK 291 PAGE 49

RETURN TO: Fred L. McDaniel
P.O. Box 446
Pelham, Ala 35124



WARRANTY DEED

STATE OF ALABAMA,
County.

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Judge of Probate
LAWYERS TITLE INSURANCE CORPORATION
Title Insurance
BIRMINGHAM, ALA.
DEED TAX \$
RECORD FEE \$
TOTAL \$