

DEED, STATUTORY WARRANTY

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One and no/100 Dollars and other good and valuable considerations, to the undersigned grantor Hugh M. Sims, Jr. in hand paid by Betty Sims, the receipt whereof is acknowledged, I, the said Hugh M. Sims, Jr., do grant, bargain, sell and convey unto the said, Betty Sims, the following described real estate, to-wit:

Commence at the northwest corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West; thence proceed South 89 deg. 03 min. 30 sec. W (MB) along the north boundary of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West for a distance of 2285.43 feet to a point on the West right of way line of Washington Street; thence turn an angle of 100 deg. 18 min. to the left and proceed South 11 deg. 14 min. 30 sec. East (MB) along the said west right of way line of Washington Street, a distance of 1295.51 feet to the point of intersection with the South right of way line of Bolton Lane; thence turn an angle of 100 deg. 18 min. to the right and proceed South 89 deg. 03 min. 30 sec. West (MB) along the said South boundary of Bolton Lane, a distance of 454.58 feet to the point of beginning of the lot herein described; thence continue South 89 deg. 03 min. 30 sec. West (MB) along the said South right of way line of Bolton Lane, a distance of 170.0 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and proceed a distance of 200.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and proceed a distance of 170.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and proceed a distance of 200.00 feet to the point of beginning.

Said lot is lying in the SW $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West and has a 50 foot building or set back restriction from the South boundary of the said Bolton Lane.

Commence at the present Northeast corner of the Hugh Sims property as recorded in Deed Book 276, Page 527 in the Probate Office (said point or corner lying on the South margin of Bolton Lane and also being the Northwest corner of the John Jones Property); thence proceed perpendicular to the said South margin of Bolton Lane for a distance of 200.00 feet to the point of beginning of the 20 foot width strip of land herein conveyed; thence turn an angle of 90 deg. to the right and proceed for a distance of 170.0 feet to a point; thence turn an angle of 90 deg. to the left and proceed for a distance of 20.0 feet to a point; thence turn an angle of 90 deg. to the left and proceed for a distance of 170.0 feet to a point; thence turn an angle of 90 deg. to the left and proceed for a distance of 20.0 feet to the point of beginning.

Said 20.0 feet by 170.0 foot strip of land contains 0.078 acre and is lying in the SW $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West. Situated in Shelby County, Alabama.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

In Witness Whereof, I have hereunto set my hand and my seal, this 14 day of March, 1975.

STATE OF ALABAMA
SHELBY COUNTY

I, Martha B. Jones, a Notary Public in and for said County, in said State, hereby certify that Hugh M. Sims, Jr. 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 14 day of March, 1975.

Notary Public

19750314000011360 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/14/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAR 14 AM 11:47
FILE NUMBER 0100000000
PAGE 1 OF 1
JULY 1975