

This instrument was prepared by

(Name) Louis A. Mezrano, Attorney at Law

(Address) 1209 Brown-marx Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19750318000012120 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/18/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration including love and affection,

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

Gertrude L. Kirkley, a widow

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

Cliffortine Kirkley Harris

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

A triangular parcel of land containing 7 1/2 acres, more or less, lying partly in the East Half of South-east Quarter of Section 16 and partly in the West Half of South-west Quarter of Section 15, Township 22, Range 3 West, and more particularly described by metes and bounds as follows: Beginning at a point in the Northeast Quarter of Southeast Quarter of said Section 16 on the line dividing the land of the grantors (heretofore known as and called the Quinn land) and, the land of the grantee (known as and called the Horace Butler land) which point of beginning is 101 yards South of the point of intersection of said dividing line with Southeast edge or margin of the Montevallo and Ashville public road, running thence South along said dividing line and projection thereof 787 1/2 feet, more or less to the North line of the land known as and called the "Goodson Lane", thence East 840 feet, thence in a northwesterly direction in straight line to the point of beginning on said dividing line, which said tract of land is better described according to a recent survey as follows, to-wit: Commencing at the Southeast corner of the SE 1/4 of the SE 1/4 of Section 16, Township 22, Range 3 West, run thence North 3 degrees west a distance of 225 yards to a point of beginning, and from said point run thence South 87 degrees west 220 yards to a point, which is the line of the H. F. Horn tract of land, run thence North 3 deg. West a distance of 787.5 feet to a point, thence run South 47 deg. East a distance of 1166 feet to a point, run thence South 87 deg. West a distance of 177 feet to the point of beginning, and being a part of the SE 1/4 of the SE 1/4, and NE 1/4 of the SE 1/4 of Section 16; and a part of the SW 1/4 of the SW 1/4 of Section 15; all in Township 22, Range 3 West. Two and one-half acres of land laying on the South side of the Montevallo and Ashville public road, commencing where the line of Mary P. Nichols and S. J. Perry land crosses said Montevallo and Ashville Road, which said land was purchased by said grantor from Mary P. Nichols and which is further described in a deed of conveyance made to the undersigned by the said Mary P. Nichols and which is recorded in the office of the Judge of Probate of said County on 22nd, February, 1907, in Vol 34, page 413, of records of deeds,

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

(continued)

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, I have hereunto set my hands(s) and seal(s), this 25th day of February, 1975.

(Seal)
(Seal)
(Seal)

Gertrude L. Kirkley
GERTRUDE L. KIRKLEY

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gertrude L. Kirkley, a widow 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of February, A. D., 1975.

Louis A. Mezrano
Notary Public.

REC. BK. & PAGE AS SHOWN ABOVE
1975 FEB 25 3:55
JUDGE OF PROBATE

BOOK PAGE

page 18 of the abstract, and which is hence by referred to and made a part of this conveyance, which said description given in deed book 34, page 413, 2 1/2 acres of land South of the Montevallo and Ashville public road is described as follows: Commencing where the line between the lands of Mary P. Nichols and S. J. Perry crosses said Montevallo and Ashville public roads, and run thence South so far that on the East and West line intersection this and the said road will include the 2 1/2 acres, being in the East Half of the SE 1/4 of Section 16, Township 22, Range 3 West, which said tract of land is more accurately described according to a recent survey as follows; to-wit: Commencing at Southeast Corner of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 22, Range 3 West, and run thence North 2 degrees West 225 yards to a point, run thence South 87 degrees West 220 yards to a point on the land line of the H. F. Horn tract of land, run thence North 3 degrees West a distance of 15 yards to the point of beginning of the 2 1/2 acres tract; and from said of beginning run thence South 90 degrees West 653 feet to the Montevallo and Ashville public road; run thence North 5 degrees East a distance of 783 feet to a point on the South side of said Montevallo and Ashville public road; run thence South 3 degrees East a distance of 445.5 feet to the point of beginning, and being a part of the Northeast Quarter of the Southeast Quarter of Section 16, Township 22, Range 3 West, and containing 2 1/2 acres, more or less. ,



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Shelby Cnty Judge of Probate, AL
03/18/1975 12:00:00AM FILED/CERT

BOOK 291 PAGE 254

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAR 18 PM 3:25
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Done by [Signature]
JUDGE OF PROBATE