

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

3395

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 ONE THOUSAND DOLLARS 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, Richard H. McDow and wife, Beverly U. McDow; Marion McDow, a widow; and Patricia S. McDow, a single woman

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

Leon F. Kelly, Sr.

(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 NE $\frac{1}{4}$, Sec. 24, T-21-S, R-1-W, Huntsville Meridian; thence run South along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Sec. a distance of 878.41 feet; thence turn an angle of 120 deg. 40 min. to the left and run a distance of 464.30 feet; thence turn an angle of 76 deg. 49 min. to the right and run a distance of 138.51 feet to a point on the North R/W line of the Columbiana By-pass, State Hwy. No. 25; thence turn an angle of 72 deg. 47 min. to the left and run along said Hwy. R/W a distance of 274.77 feet to the point of beginning; thence turn an angle of 130 deg. 29 min. 53 sec. to the left and run a distance of 549.18 feet; thence turn an angle of 127 deg. 53 min. 16 sec. to the right and run a distance of 400.00 feet; thence turn an angle of 52 deg. 06 min. 44 sec. to the right and run a distance of 548.87 feet to a point on the North R/W of Ala. Hwy. 25; thence turn an angle of 126 deg. 41 min. 34 sec. to the right, to the chord of a R/W curve, and run along said R/W a chord distance of 277.86 feet to the P.T. of a curve; thence turn an angle of 3 deg. 48 min. 19 sec. to the right and continue along said Hwy. R/W a distance of 122.14 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Sec. 24, T-21-S, R-1-W, Huntsville Meridian, Shelby County, Alabama, and containing 4 acres.

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Shelby Cnty Judge of Probate, AL
04/03/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 APR -3 PM 9:30
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Correctly Recorded
JUDGE OF PROBATE

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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 29 day of March, 19.75.

Beverly U. McDow (Seal)

Richard H. McDow (Seal)
Patricia S. McDow (Seal)
Marion McDow (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 Richard H. McDow, Beverly U. McDow, Marion McDow, and Patricia S. McDow 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 29 day of March A. D., 1975

Frank Ellis Jr

Notary Public.