

This instrument was prepared by

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Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19750410000015680 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/10/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of LOVE AND AFFECTION and the sum of ONE & NO/100 (\$1.00) DOLLARS

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

Elizabeth Carter Newell and husband, John Newell;
Dottie Carter Hildreth and husband, R. B. Hildreth

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

(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 Section 25, T-21-S, R-1-W, thence run South along the West line of said Sec. 25 a distance of 1153.17 feet to the North margin of Carter's Lane; thence turn an angle of 97 deg. 55 min. to the left and run along said Carter's Lane a distance of 20.10 feet to the point of beginning; thence turn an angle of 82 deg. 05 min. to the left and run a distance of 188.17 feet; thence turn an angle of 104 deg. 03 min. 31 sec. to the right and run a distance of 57.76 feet; thence turn an angle of 75 deg. 56 min. 29 sec. to the right and run a distance of 75.70 feet; thence turn an angle of 11 deg. 41 min. to the right and run a distance of 90.00 feet to the North margin of Carters Lane; thence turn an angle of 93 deg. 46 min. to the right and run along said Carter's Lane a distance of 74.92 feet to the point of beginning. Situated in Sec. 25, T-21-S, R-1-W, Huntsville Meridian, Shelby County, Alabama.

Together with the right to use the 20 foot wide alley lying West of and adjacent to the above described property for ingress and egress to the above described land which said easement shall run with the land.

If during the term of the lifetime of the grantee herein the above described property shall be sold by grantee it is understood and agreed that Dottie Carter Hildreth shall have the right of first refusal to purchase said property before the same is sold to any other person, firm or corporation. In the event grantee elects to sell said property and receives a bona fide offer, the terms and conditions of said offer shall be communicated in writing to Dottie Carter Hildreth and said Dottie Carter Hildreth shall have a period of 30 days from the date thereof to purchase said property upon the same terms and conditions specified.

This deed is given to correct the erroneous description contained in deed from grantors to grantee recorded in Probate Office of Shelby County, Alabama in Deed Book 290, page 528.

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 10th day of April, 1975.

Elizabeth Carter Newell (Seal)
(Elizabeth Carter Newell)
John Newell (Seal)
(John Newell)
(Seal)

Dottie Carter Hildreth (Seal)
(Dottie Carter Hildreth)
R. B. Hildreth (Seal)
(R. B. Hildreth)
(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 Elizabeth Carter Newell; John Newell; Dottie Carter Hildreth and R. B. Hildreth 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 10th day of April, A. D., 1975.

Lance Brasher
Notary Public.