

This instrument was prepared by

(Name) Dora Ellen P. Phillips

(Address) P.O. Box 416, Pelham, Ala. 35124

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Trade of real estate and purchase money mortgage of \$50,000.00

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

Carlos H. Johnson and wife, Frances Elaine Johnson

(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 the following described real estate:
See attached

GRANTEES agree to assume that certain mortgage in favor of Monumental Life Insurance Company and/or Volunteer State Life Insurance Company as their interest may appear as recorded in Vol. 336, p. 649 in the Probate office of Shelby County, Alabama.

19750522000024840 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/22/1975 12:00:00AM FILED/CERT

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 2nd day of May, 1975.

(Seal)

(Seal)

(Seal)

(Seal)

(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 Carlos H. Johnson and wife, Frances Elaine Johnson 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 2nd day of May

A. D. 1975

Dora Ellen P. Phillips
Notary Public

DESCRIPTION OF PARCEL OF LAND LOCATED IN THE
N.W. ¼ OF SECTION 31 T-19-S R-2-W

Begin at the S.E. corner of the N.W. 1/4 of the N.W. 1/4 of Section 31 T-19-S R-2W Thence west along the south line of the N.W. 1/4 of the N.W. 1/4 for a distance of 313.96 feet to a iron pipe. Thence turn a deflection angle of 07° 59' to the right and for a distance of 466.7 feet to a iron pipe on the west R.O.W. of street. Thence turn a deflection angle of 101° 42' to the right and for a distance of 115.7 feet along the west R.O.W. to a iron pipe being the P.C. of curve. Thence turn a deflection angle of 03° 45' 30" to the right and for a chord distance of 196.29 feet (Arc distance being 196.43 feet) to a iron pipe being the P.T. of curve. Thence turn a deflection angle of 03° 45' 30" to the right for a distance of 231.06 feet to a 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 a 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 a 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 a iron pipe being the P.T. of curve. Thence turn a deflection angle of 02° 47' 30" to the right for a distance of 94.94 feet to a 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 a iron pipe being the P.T. of 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 50 foot radius circle for an arc distance of 52.36 feet to a point on the east line of said Northwest 1/4 of Northwest 1/4; thence run southerly along said east line for a distance of 453 feet more or less to the point of beginning.

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

19750522000024840 2/2 \$.00
Shelby Cnty Judge of Probate, AL
05/22/1975 12:00:00AM FILED/CERT

JUDGE OF PROBATE

Heed J. 50
Carroll H. Fowler

1975 MAY 22 AM 11:01

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

BOOK 292 PAGE 315