

This instrument was prepared by WALLACE, ELLIS & FOWLER, Attorneys, Columbiana, Alabama

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

655⁰

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR to the undersigned grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, EMMA DELL SMITH and husband, JAMES SMITH; JOHNNY ETRESS, a single man; CAROLYN HUGHES and husband, RAYMOND HUGHES; BOBBY ETRESS and wife, LINDA ETRESS; RUBY ETRESS RAMEY and husband, BENNY RAMEY; DOROTHY STURM and husband, JERRY STURM; EDMUND ETRESS and wife, POLLY ETRESS; EUNICE WILLIAMS and husband, JAMES WILLIAMS, being all of the heirs of Ralph Etress and wife, Julia Bell Etress, both deceased, (herein referred to as Grantors) do grant, bargain, sell and convey unto JOHNNY ETRESS, a single man, (herein referred to as Grantee) the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 24 South, Range 15 East, more particularly described as follows: Commence at the SW corner of Section 15, Township 24 South, Range 15 East, and run thence East with the Section line for a distance of 2,628.85 feet to an iron pin at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section; thence with a deflection angle to the left of 88 deg. 01' 42" run Northerly a distance of 832.01 feet to the point of beginning which is the Southwest corner of Lot No. 6 as shown on a survey of Reese E. Mallette, Jr., Land Surveyor, Alabama License No. 2950, dated September, 1970; thence continue in the same direction a distance of 166.40 feet to the Northwest corner of said Lot No. 6; thence turn to the right and run Easterly parallel with the Southern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 330.00 feet to a point, which point is the Northeast corner of said Lot No. 6; thence turn right and run southerly parallel with the western boundary of the lot herein conveyed a distance of 166.24 feet to a point, which said point is the Southeast corner of said Lot No. 6; thence turn to the right and run westerly parallel with the southern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 330.00 feet to the point of beginning.

There is reserved across the Eastern 30 feet of the herein described property an easement for ingress and egress to be used by grantors and grantees in connection with access to the other property located in said $\frac{1}{4}$ $\frac{1}{4}$ Section and grantors and grantees herein do hereby create and establish over each of said Lots 1 through 8, inclusive, a 30 foot easement over the east 30 feet of each of said lots in favor of grantors, grantees, their heirs, successors and assigns.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 28 day of July, 1975.

19750728000040420 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/28/1975 12:00:00AM FILED/CERT

James W. Williams (SEAL)

Eunice L. Williams (SEAL)

James E. Smith (SEAL)

Emma Dell Smith (SEAL)

Johnny Etress (SEAL)

Bobby Etress (SEAL)

Bennie Ramey (SEAL)

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BOOK

Ruby Ramey (SEAL)
Dorothy Stum (SEAL)
Carolyn Hughes (SEAL)
Edmond Etress (SEAL)
Raymond Hughes (SEAL)
Jerry Stum (SEAL)
Bobby Etress (SEAL)
Bobby Linda Etress (SEAL)

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Emma Dell Smith and husband, James Smith; Johnny Etress, a single man; Carolyn aHughes and husband, Raymond Hughes; Bobby Etress and wife, Linda Etress; Dorothy Stum and husband, Jerry Stum; Edmund Etress and wife, Polly Etress; Eunice Williams and husband, James Williams; and Ruby Ramey and husband, Benny Ramey, 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 28 day of July, 1975.

Nancy K. Fairner
Notary Public

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19750728000040420 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/28/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA
CLERK OF THE
INSTRUMENT WAS FILED
1975 JUL 28 PM 10:37
Need \$4.50
Clerk of Probate