

This instrument was prepared by

(Name).....

(Address).....



19750818000044480 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/18/1975 12:00:00AM FILED/CERT

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:

70/4

That in consideration of \$1.00 and the assumption of mortgage hereinafter recited.

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

Ira L. King and wife, Margaret S. King

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

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

Begin at the SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 24, Range 15 East, and run East 425 feet for point of beginning of the land herein conveyed; thence East 25 feet; thence North 150 feet; thence West 25 feet; thence South 150 feet to the quarter-quarter line, being the point of beginning.

Also, begin at SW corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 34, Township 24, Range 15 East and run East 450 feet for point of beginning for the land herein conveyed; thence East 50 feet; thence North 150 feet; thence West 50 feet; thence South 150 feet to the quarter-quarter line, being the point of beginning.

The well located on said property is one-third Waverly Owen, one-third Ollie Coker and one-third Joseph A. Zito and Anthony C. Zito.

Begin at the NW corner of NW $\frac{1}{2}$ of SE $\frac{1}{2}$ Section 34, Township 24 North, Range 15 East, and run East 425 feet to the SW corner of a parcel of land heretofore conveyed to J. M. Miller or Mary M. Miller as recorded in Volume 140 at page 413 of the records of deeds in the Office of the Judge of Probate of Shelby County, Alabama, for a point of beginning; thence continue East 75 feet; thence South to a point of intersection with the North Water's edge of Waxahatchie Creek; thence West following the meanderings of said north water's edge of said Creek to a point on said north water's edge South of the point of beginning; thence North to the point of beginning. Mineral and mining rights excepted. Subject to exceptions and reservations contained in a deed by which this same property and other property was conveyed to Waverly W. Owen by the Alabama Power Company, dated November 7, 1951, as the same is recorded in the Office of the Judge of Probate of Shelby County, Alabama. The boundary of the above property/correct with the exception of the waterfront. A portion of the property was acquired by Alabama Power Company in 1966 for flood purposes due to the raising of Lay Dam.

As a part of the consideration grantees assume mortgage from Ira L. King and wife, TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. Margaret S. King to Shelby County Sav. & Loan record in Book 327, page 778

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
day of April, 1974

BOOK 294 PAGE 51

STATE OF ALABAMA, SHELBY COUNTY, I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
1975 AUG 18 PM 11:30
deed day 509
Cornel M. Bunch
JUDGE OF PROBATE

(Seal) Ira L. King (Seal)
Ira L. King (Seal)
Margaret S. King (Seal)
(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, JERRY WAYNE RUSSELL, a Notary Public in and for said County, in said State, hereby certify that Ira L. King and wife, Margaret S. King 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 30 day of April

Jerry Wayne Russell
Notary Public.

