

This instrument was prepared by

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

(Address) Columbiana, Alabama 35051

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 TWENTY-FOUR THOUSAND AND FIVE HUNDRED AND NO/100 DOLLARS

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

Ramie Dantzler Wiggins and husband, Floyd E. Wiggins; and Ethel Dantzler Rollins, a widow

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

Sidney M. Bird, Sr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

SEE DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART AND PARCEL HEREOF AS FULLY AS IF SET OUT HEREIN:

19750903000047770 1/3 \$.00
Shelby Cnty Judge of Probate, AL
09/03/1975 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 day of JUNE, 1975.

(Seal)
(Seal)
(Seal)

Edwin J. O'Neal Notary Public
Shelby County, Alabama
My Commission Expires Oct 4, 1976
Floyd E. Wiggins (Seal)
Ramie D. Wiggins (Seal)
Ethel D. Rollins (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 Floyd E. Wiggins whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this June A. D., 1975.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ramie Dantzler Wiggins and Ethel Dantzler Rollins 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 Aug, 1974.

Frank Ellis, Jr.
Notary Public

19750903000047770 2/3 \$.00
Shelby Cnty Judge of Probate, AL
09/03/1975 12:00:00AM FILED/CERT

BOOK 294 p. 256

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

EXHIBIT "A"

A tract of land located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 24 North, Range 15 East being a part of Lots 8 and 7 of Block 2 Glasscock's Spring Creek Subdivision in Shelby County, Alabama, as shown on the above map and being described as follows: Begin at the Northwest corner of Lot 8 of Glasscock's Spring Creek Subdivision, said corner being on the west line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section, and 950 feet, more or less, north of the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence in a Southerly direction along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 127.6 feet, more or less to the point of beginning of boundary of tract of land herein described, said point of beginning being on the contour line (El.397 feet) as located by the Alabama Power Company to be the New High Water Line of the Lay Dam Reservoir on the Coosa River; thence turning an angle of 37 deg. 12 min. to the left in a southeasterly direction 77.1 feet; thence turning an angle of 102 deg. 20 min. to the left in a northeasterly direction 76.11 feet; thence turning an angle of 42 deg. 15 min. to the left in a northerly direction 59.4 feet, more or less, to said contour line (El.397 feet) as located by the Alabama Power Company; thence in a southwesterly direction along said (El.397 feet) contour line which is the proposed High Water Line 110.0 feet, more or less, to the point of beginning; containing 0.15 acres, more or less. Said map of Glasscock's Spring Creek Subdivision is recorded in Map Book 4, page 23 in the Probate Office.

Being the same property conveyed by A. V. Glasscock and Ada K. Glasscock to William C. Dantzler and Helen Ruth Dantzler by deed dated 2nd September, 1966 and filed on 15th September, 1966 and recorded in Deed Book 244, page 676 in Probate Office of Shelby County, Alabama.

A tract of land located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 24 North, Range 15 East, being a part of Lots 7 and 8, Block 2 of GLASSCOCK'S SUBDIVISION SPRING CREEK, as recorded in Map Book 244, page 23, in the Probate Office of Shelby County, Alabama, being more particularly described as follows: Begin at a point on the West line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 24 North, Range 15 East, said point being 791.0 feet, more or less, North of the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, also being the NW corner of the W. C. Dantzler property and the Northwesterly corner of the George Eller property; thence in a Southeasterly direction along the Southwest boundary line of said Dantzler property and the Northeast line of said Eller property 77.1 feet to the Northwest corner of a 20 foot wide road right of way, said point being the point of beginning of tract of land herein described; thence turning an angle of 76 deg. 34' to the left from said last mentioned course in a Northeasterly direction along the North boundary line of said right of way 20.0 feet to the Northeast corner thereof; thence turning an angle of 21 deg. 49' to the left in a Northeasterly direction 26.9 feet; thence turning an angle of 22 deg. 53' to the left in a Northeasterly direction 33.1 feet, more or less, to the Southeast corner of said Dantzler property; thence turning an angle of 161 deg. 10' to the left in a Southwesterly direction along the Southeast boundary line of said Dantzler property 76.11 feet, more or less, to the point of beginning. Containing 0.01 acres, more or less.

SIGNED FOR IDENTIFICATION:

Ramie Dantzler Wiggins
 Ramie Dantzler Wiggins

Floyd E. Wiggins
 Floyd E. Wiggins

Ethel Dantzler Rollins
 Ethel Dantzler Rollins

EDWIN S. O'NEAL
 NOTARY PUBLIC
 OF HAMILTON COUNTY
 TENNESSEE
 My Commission Expires Oct. 4, 1976

19750903000047770 3/3 \$.00
 Shelby Cnty Judge of Probate, AL
 09/03/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHERIFF
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 1975 SEP - 3 PM 2:
 Clerk of Probate
 JUDGE OF PROBATE