

This instrument was prepared by
(Name) Wallace, Ellis, Head & Fowler

(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:

19750908000048860 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/08/1975 12:00:00AM FILED/CERT

That in consideration 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, Harold Hall and Conrad M. Fowler, as Trustees under the provisions of deed dated February 15, 1971 recorded in Probate Office of Shelby County, Alabama in Deed Book 226, page 341

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Shelby Shores, Inc., a Corporation

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

A parcel of land situated in the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 7, Township 22 South, Range 2 East, described as follows: Commence at the SE corner of Lot 1, Shelby Shores, 1st Addition as recorded in Map Book 5, page 29, at the Judge of Probate Office, Columbiana, Alabama; thence run Northeast along the line of said Lot 1 a distance of 218.04 feet to the NW corner of said Lot 1; thence turn an angle of 80 deg. 55 min. to the right and run along the contour line, elevation 397.00 feet a distance of 101.27 feet; thence turn an angle of 00 deg. 10' 08 sec. to the left and run a distance of 85.75 feet; thence turn an angle of 13 deg. 57 min. 08 sec. to the right and run a distance of 39.25 feet; thence turn an angle of 57 deg. 50 min. 00 sec. to the right and run a distance of 83.90 feet to the point of beginning; thence turn an angle of 68 deg. 05 min. 00 sec. to the left and run a distance of 110.90 feet; thence turn an angle of 94 deg. 43 min. to the right and run a distance of 60.00 feet; thence turn an angle of 23 deg. 24 min. 00 sec. to the right and run a distance of 107.62 feet; thence turn an angle of 48 deg. 30 min. 00 sec. to the right and run a distance of 108.49 feet; thence turn an angle of 26 deg. 49 min. 15 sec. to the right and run a distance of 157.05 feet to a point on the East R/W line of North River Drive; thence turn an angle of 91 deg. 57 min. 45 sec. to the right and run along said North River Drive a distance of 86.39 feet; thence turn an angle of 42 deg. 41 min. 00 sec. to the right and run a distance of 320.15 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama, and containing 1.22 acres.

Also, a lot in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 7, Township 22 South, Range 2 East, described as follows: Commence at the Southeast corner of Lot 1, Shelby Shores, 1st Addition, as recorded in Map Book 5, page 29, at the Judge of Probate Office, Columbiana, Alabama; thence run Northeast along the line of said Lot 1 a distance of 218.04

(description continued on reverse side hereof)

TO HAVE AND TO HOLD to the said grantee, ~~his, her or their heirs~~ ^{its successors} 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~~ ^{its successors}, 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~~ ^{its successors} forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, ~~grantee~~ ^{grantors who are authorized to execute this conveyance} have hereunto set their signatures (s) and seal(s), this 16th day of May, 1975.

(Seal)
(Seal)
(Seal)

Harold J Hall (Seal)
Conrad M Fowler (Seal)
AS TRUSTEES UNDER PROVISIONS OF DEED DATED
FEBRUARY 15, 1971 RECORDED IN PROBATE OFFICE
OF SHELBY COUNTY, ALA. IN DEED BOOK 226, (Seal)
PAGE 341.

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold Hall and Conrad M. Fowler, whose name S as trustees 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, as such trustees and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of May, A. D., 1975.

Betty J. Cox
Notary Public.

RETURN TO: *Waller*

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

50
145
195

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

feet to the Northwest corner of said Lot 1; thence turn an angle of 80 deg. 55 min. to the right and run along the contour line, elevation 397.00 feet a distance of 101.27 feet to the point of beginning; thence turn an angle of 00 deg. 10 min. 08 sec. to the left and run a distance of 85.75 feet; thence turn an angle of 13 deg. 57 min. 08 sec. to the right and run a distance of 39.25 feet; thence turn an angle of 57 deg. 50 min. 00 sec. to the right and run a distance of 83.90 feet; thence turn an angle of 54 deg. 18 min. to the right and run a distance of 320.15 feet to a point on the East R/W line of North River Drive; thence turn an angle of 129 deg. 40 min. to the right and run along said North River Drive a distance of 45.00 feet; thence turn an angle of 23 deg. 30 min. 00 sec. to the right and run a distance of 308.28 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama.

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

1975 SEP - 8 AM 9:33

Deed Vol 50

Conrad M. Johnson
JUDGE OF PROBATE



19750908000048860 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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