

This instrument was prepared by

(Name) First Real Estate Corporation of Alabama

(Address) P. O. Box 371, Pelham, Alabama 35124

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 thousand five hundred (\$20,500.00) & 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,

Melvin J. Otts and wife, Mary E. Otts

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

Donald R. Murphy and wife, Martha Ann Murphy, and Jack A. McGuire and wife Ann

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

A tract of land situated in the E½ of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows: Begin at the SW corner of the SW¼ of the SE¼ of Section; thence run in an Easterly direction along the South line of said SE¼, a distance of 662.36 feet to the SE corner of the W½ of the SW¼ of the SE¼ of said Section; thence an angle left of 92 deg. 47' 26" and run in a Northerly direction a distance of 3130.90 feet to a point on the South right of way line of Shelby County Highway No. 12; thence an angle left "to tangent of a curve" of 122 deg. 48' 54"; said curve (to the left) having a radius of 1392.395 feet and subtending a central angle of 25 deg. 45' 41"; thence run in a Southwesterly direction along the arc of said curve, in said right of way line a distance of 626.05 feet to the end of said curve; thence continue in a Southwesterly direction along said right of way line, a distance of 501.01 feet to a point; thence an angle left of 32 deg. 17' and run in a Southerly direction a distance of 2226.80 feet to the point of beginning. Containing 41.310 acres. According to survey of Allen Whitley, Registered Surveyor, Reg. No. 3943, dated ---July, 1975.

Subject to all covenants, restrictions, conditions, limitations, rights of way and easements of record.



19750910000049530 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/10/1975 12:00:00AM FILED/CERT

JUDGE OF PROBATE

Consul

See Mfg 348-649

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
SEP 10 AM 8:25
1975

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 8th day of September, 1975

(Seal)

(Seal)

(Seal)

Melvin J. Otts
Mary E. Otts

(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 Melvin J. Otts and wife, Mary E. Otts whose name s 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of September

A. D., 1975

Notary Public