

4052

This instrument was prepared by Harrison and Conwill, Attorneys at Law,
P. O. Box 557, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One 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, Velma McCullers and husband, J. W. McCullers (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto THELMA SEWELL (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

All that portion of the East 1142 feet of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 14, Township 20, Range 1 West lying North of that certain road known as the Vick Road, which is situated in said $\frac{1}{4}$ - $\frac{1}{4}$ Section.

There is EXCEPTED herefrom, the following parcels:

1. Commence at the Northwest corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 14, Township 20, Range 1 West and run thence South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 158.6 feet to the North right-of-way line of what is known as the Vick Road; thence run in a Southeasterly direction along the North right-of-way line of said road a distance of 402.9 feet to the point of beginning of the parcel being described; thence continue along the North right-of-way line of said Vick Road a distance of 305 feet; thence North and parallel with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 145 feet, more or less to a point on the South line of the Thornburg lot, which point is 273 feet South of the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run West along the South line of said Thornburg lot to the East line of Edith and Chris Vick lot; thence South along said Vic lot to the point of beginning.

2. The North 273 feet of the East 1142 feet of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 14, Township 20, Range 1 West.

3. Approximately 1 $\frac{1}{4}$ acres described as follows:

Commence at a point on East side of said forty acres and 100 yards South of the Northeast corner of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 14, Township 20, Range 1 West; thence West 50 yards; thence Southeast 100 yards running down certain hollow; thence East 30 yards to East line of said forty acres; thence North 100 yards to beginning point.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, her or their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23rd day of September 1975.

19750923000052590 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/23/1975 12:00:00AM FILED/CERT

Velma McCullers
Velma McCullers

J. W. McCullers
J. W. McCullers

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STATE OF ALABAMA

General Acknowledgment

COUNTY OF SHELBY

I, Delmus L. Pyche, a Notary Public in and for said County, in said State, hereby certify that Velma McCullers and husband, J. W. McCullers, 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 23rd day of September, 1975

Delmus L. Pyche
Notary Public

MY COMMISSION EXPIRES JANUARY 2, 1977

19750923000052590 2/2 \$.00
Shelby Cnty Judge of Probate, AL
09/23/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 SEP 23 PM 3:26
Weed J. J. 56
Conrad H. J. 56
JUDGE OF PROBATE

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