

8417

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 One (\$1.00) & no/100-----DOLLARS
and all other good and valuable consideration

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

Lizzie Bell Martin, an unmarried woman

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

Roy L. Martin

(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 Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 7, Township 20
South, Range 2 West, Shelby County, Alabama, and more particularly described as follows:
Commence at the Southeast corner of said Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$; thence run West along
the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, 493.51 feet to the Point of Beginning on the Northwest
Right of Way line of Fungo Hollow Road; thence continue West along said South line of $\frac{1}{4}$ - $\frac{1}{4}$
Section, 314.0 feet; thence turn an angle right of 119 degrees 50 minutes and run North-
easterly, 314.0 feet; thence an angle right of 60 degrees 10 minutes, and run Easterly and
parallel to South line a distance of 314.0 feet to a point on the Northwesterly Right of Way
line of said Fungo Hollow Road; thence an angle right of 119 degrees 50 minutes to chord of
a curve having a radius of 1909.86 feet and subtending a central angle of 9 degrees 25 min-
utes 50 seconds; thence run in a Southwesterly direction along the arc of said curve, 314.0
feet to the Point of Beginning.

The buildings on said premises are within the lines of same except as shown, and there are
no visible encroachments of buildings, rights of way, easements or joint driveways over or
across said land except as shown; there are no visible encroachments by electric or telephone
wires (excluding wires which serve the premises only) or structures or supports therefor,
including poles, anchors and guy wires, on or over said premises except as shown.

According to the survey of Allen Whitley, Reg. No. 3943, as of the 11th day of April, 1975

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



19751009000056330 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/09/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 OCT -9 AM 9:00
Reed Sep 11 1975
Conrad H. Hester
JUDGE OF PROBATE

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, I have hereunto set my hands(s) and seal(s), this 1st
day of October, 1975

(Seal)

Lizzie Bell Martin (Seal)

(Seal)

(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 Lizzie Bell Martin, an unmarried woman
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 she executed the same voluntarily
on the day bears date.
Given hand and official seal this 1st October, A. D. 1975

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