

This instrument was prepared by

(Name) Harrison and Conwill

(Address) Columbiana, Alabama

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

273
WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and exchange of property.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Diane Conwill and husband, Hewitt L. Conwill; Sherry Elliott and husband, Stanford Elliott; and Patricia McCranie and husband, Harold McCranie

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Virginia E. Donahoo, Doris E. Baker, Willie Gene Abercrombie and Charles E. Elliott (herein referred to as grantee, whether one or more), our undivided interest in and to the following described real estate, situated in

Shelby County, Alabama, to-wit:

The SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 2, Township 19, Range 2 East, LESS AND EXCEPT N $\frac{1}{2}$ of N $\frac{1}{2}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 2, Township 19, Range 2 East;

Also one acre of land in the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 11, Township 19, Range 2 East being more particularly described as follows: beginning at the point of intersection of the old Pell City Highway and Sterrett Road, said Sterrett Road being now County Highway No. 60; run thence northeasterly along the west side of old Pell City Highway 210 feet; thence run in a northwesterly direction parallel to said Highway No. 60, 210 feet to a point; thence run in a southeasterly direction 210 feet to a point on County Highway No. 60; thence run along the north right-of-way line of said County Highway 210 feet to the point of beginning;

Also the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 2, Township 19, Range 2 East;

Also all that part of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 2, Township 19, Range 2 East lying east of the Old Pell City to Vincent Highway.

There is reserved herefrom a 20 foot easement for a road right-of-way along the north 20 feet to the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ and also a 20 foot easement for a road right-of-way along the west 20 feet of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$; all in Section 2, Township 19, Range 2 East.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of February, 1975.

BOOK 295 PAGE 480

Diane Conwill

(SEAL)

Stanford Elliott

Stanford Elliott

1975 NOV 1

INSTRUMENT CERTIFIED THIS DAY FILED

Hewitt L. Conwill

(SEAL)

Patricia McCranie

Patricia McCranie

NOV 12 1975

Sherry Elliott

(SEAL)

Harold McCranie

Harold McCranie

1975 NOV 12 1975

STATE OF Alabama

Shelby COUNTY }

General Acknowledgment

I, *H. L. Powers*, a Notary Public in and for said County, in said State, hereby certify that Diane Conwill and husband, Hewitt L. Conwill; Sherry Elliott and husband, Stanford Elliott; and Patricia McCranie and husband, Harold McCranie,

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, they executed the same voluntarily on the day, the same bears date.

Given under my hand and official seal this

February

1975

197511200063550 1/1 \$0.00
Shelby Cnty Judge of Probate, AL
11/12/1975 12:00:00AM FILED/CERT

Martha B. Johnson
Notary Public