

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys 1477

(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:

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS

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

Carolyn Lee Duncan Joseph and husband, John Anthony Joseph

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

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

Commencing at the intersection of the West margin of the sidewalk on the west side of Main Street with the south margin of the sidewalk on the south side of Sterrett Street in the Town of Columbiana, Shelby County, Alabama, and run in a Westerly direction along the south margin of the sidewalk on south side of Sterrett Street 250 feet for point of beginning of lot herein conveyed; thence turn an angle of 90 deg. 15 min. to the left and run in a southerly direction 241.2 feet to a pipe; thence turn an angle of 90 deg. to the left and run in a westerly direction 85 feet; turn thence an angle of 90 deg. to the right and run 242 feet to the south margin of the sidewalk on south side of Sterrett Street; turn thence an angle of 90 deg. to the right and run along the south margin of said sidewalk 85 feet to the point of beginning.

A tract of land in the NE 1/4 of SW 1/4 of Section 23, Township 21, Range 1 West, commence at the point of intersection of the north line of the NE 1/4 of SE 1/4 of said Section with the west right of way line of the Southern Railroad for the point of beginning; thence run west along with the north line of said 1/4 1/4 Section a distance of 195 feet, more or less, to a point on the west right of way line of Shelby County Highway No. 47; thence continue west along said north line of said 1/4 1/4 Section a distance of 771.29 feet to a point; thence turn an angle to the left of 129 deg. 05 min. and run in a southeasterly direction along an old fence line a distance of 742.87 feet to a point on the west right of way line of Southern Railroad; thence run in a northeasterly direction a distance of 770 feet, more or less, to the point of beginning.



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Shelby Cnty Judge of Probate, AL
01/06/1976 12:00:00AM FILED/CERT

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 5th

day of January, 1976

STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT WAS FILED
1976 JAN - 6 AM 9:10
Reed Feb. 50
Carolyn Lee Duncan Joseph
JUDGE OF PROBATE
(Seal)
(Seal)
(Seal)

John Anthony Joseph (Seal)
Carolyn Lee Duncan Joseph (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 Carolyn Lee Duncan Joseph and husband, John Anthony Joseph, 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 5th day of January, 1976

Nancy K. Jarman
Notary Public