

(Name) Harrison and Conwill
Attorneys at Law
(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

REPLICATION FORM WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100----- DOLLARS,

to the undersigned grantor, City of Columbiana, a municipal corporation,
in hand paid by Shelby County Commission

the receipt of which is hereby acknowledged, the said City of Columbiana

does by these presents, grant, bargain, sell and convey unto the said Shelby County Commission

the following described real estate, situated in Shelby County, Alabama, to-wit:
Commencing at the NW corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 25, Township 21 South,
Range 1 West, Shelby County, Alabama; thence South 1 deg. East 12 feet to a
6 x 6 cement marker; thence South 85 deg. 08 min. West 446.60 feet; thence
North 2 deg. 36 min. West 438.09 feet; thence North 18 deg. 49 min. East
23.0 feet to point of beginning of the lot herein described; from said point
of beginning run North 18 deg. 49 min. East 72.32 feet; thence North 0 deg.
44 min. West a distance of 83.85 feet; thence South 89 deg. 22 min. West
41.90 feet to the East right-of-way line of Highway No. 25; being what is
known as the Columbiana-Montevallo road; thence along the East line of said
highway aforementioned South 22 deg. 18 min. West 160.91 feet; thence South
88 deg. 27 min. East 79.90 feet to point of beginning.

It is understood and agreed that in the event the building situated on the
above described real estate at the time of execution of this deed should be
demolished, torn down or removed in any manner from said real estate, the title
to said real estate shall revert to and become the property of the grantor, its
successors or assigns.

TO HAVE AND TO HOLD, To the said Shelby County Commission, its
successors
and assigns forever.

And said City of Columbiana does for itself, its successors
and assigns, covenant with said Shelby County Commission, its successors

and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors
and assigns shall, warrant and defend the same to the said Shelby County Commission, its
successors

and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said City of Columbiana

Mayor ~~xxxxxxx~~ Robert N. Bolton, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 30th day of January, 1976

ATTEST:

Arthur Dranks
Clerk ~~xxxxxxx~~

STATE OF ALABAMA

COUNTY OF SHELBY

I, *Martha B. Jester* a Notary Public in and for said County, in
said State, hereby certify that Robert N. Bolton
whose name as Mayor ~~xxxxxxx~~ of City of Columbiana, a municipal
corporation, 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, he, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the

30th day of January, 1976.

Martha B. Jester
Notary Public

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Shelby Cnty Judge of Probate, AL
01/30/1976 12:00:00AM FILED/CERT