

This instrument was prepared by

(Name) Walter Cornelius, Attorney at Law

2597

(Address) 406 North 21st Street Birmingham, Alabama 35203

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 Thousand Dollars, and 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, Walter Cornelius and wife, Lenora B. Cornelius

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

Eugenia C. Clemore, an undivided one-half (1/2) interest in and to

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit: Commence at the
Northeast corner of the NE 1/4 of the SW 1/4 Section 16, T-19-S,
R-1-W, thence run South along the East line of said 1/4 1/4 Section
a distance of 245.50 feet; thence turn an angle of 106 deg. 06 min.
09 sec. to the right and run a distance of 72.37 feet; thence turn
an angle of 44 deg. 25 min. to the left and run a distance
of 102.41 feet; thence turn an angle of 40 deg 12 min. to the left
and run a distance of 158.80 feet; thence turn an angle of 35 deg.
09 min. to the right and run a distance of 362.77 feet to the point
of beginning; thence turn an angle of 12 deg. 35 min. to the left
and run a distance of 134.45 feet; thence turn an angle of 21 deg.
30 min. to the right and run a distance of 129.30 feet; thence
turn an angle of 67 deg. 10 min. to the right and run a distance
of 129.76 feet; thence turn an angle of 91 deg. 26 min. to the right
and run a distance of 253.66 feet; thence turn an angle of 88 deg.
34 min. to the right and run a distance of 176.72 feet to the point
of beginning. Situated in the NE 1/4 of the SW 1/4 Sec. 16,
T-19-S, R-1-W, Huntsville Meridian, Shelby County, Alabama, and
containing 1.00 acre. Subject to all easements of record and to
current year advalorem taxes which the said grantee herein hereby
assumes and promises and agrees to pay.



19760219000013390 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/19/1976 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
FILED
FEB 19 PM 3:04
RECORDED
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1976
10-10-76

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 17th
day of February, 19 76

Alice Ruth Fowler (Seal)
James H. Dodd (Seal)

(Seal)

Walter Cornelius (Seal)
Walter Cornelius
Lenora B. Cornelius (Seal)
Lenora B. Cornelius

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Alice Ruth Fowler, a Notary Public in and for said County, in said State,
hereby certify that Walter Cornelius and wife Lenora B. Cornelius,
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 17 day of February, A. D., 19 76

My Commission Expires: 3-12-77

Public.