

This instrument was prepared by

(Name) W. J. Sullivan, Jr. Attorney

(Address) 1750 First National - Southern Natural Gas Building, Birmingham, Alabama

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED-LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,



19760219000013510 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/19/1976 12:00:00 AM FILED/CERT

That in consideration of Two Thousand Five Hundred (\$2,500.00) DOLLARS,

to the undersigned grantor, Brice Building Co., Inc. a corporation,
in hand paid by William N. Rowell

the receipt of which is hereby acknowledged, the said Brice Building Co., Inc.

does by these presents, grant, bargain, sell and convey unto the said William N. Rowell

the following described real estate, situated in Shelby County, Alabama:

DESCRIPTION:

Lot 3-A and part of Lot 3 according to the map and survey of Mountain View Lake Company, First Sector as recorded in Map Book 3, Page 135 in the Probate Office of Shelby County, Alabama and being more particularly described as follows: Commence at the most southerly corner of said Lot 3; thence run northwesterly along the westerly line of said Lot 3 for 8.20 feet; thence 91° 10' right and run northeasterly for 243.0 feet to a point on the waters edge of the lake, said point being the point of beginning of the property herein described; thence reverse the last stated course and run southwesterly for 243.0 feet; thence 88° 50' right and run northwesterly along the westerly line of said Lot 3 for 155.20 feet to the corner between Lot 3 and Lot 3-A; thence 51° 45' right and run northeasterly for 212.85 feet to the corner between Lot 3-A and Lot 4; thence 114° 09' right and run southeasterly along the northerly line of said Lot 3-A, and said line extended for a distance of 113 feet, more or less, to a point on the waters edge on said lake; thence run southerly and southeasterly, running along the waters edge of said lake, for a distance of 208 feet, more or less, to the point of beginning.

TO HAVE AND TO HOLD, To the said William N. Rowell, his

heirs and assigns forever.
does for itself, its successors

And said Brice Building Co., Inc.
and assigns, covenant with said William N. Rowell

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 William N. Rowell

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

IN WITNESS WHEREOF, the said Brice Building Co., Inc.

by its

Charles H. A. Brice, Jr.
President, H. A. Brice, Jr.
has hereto set its signature and seal, this the

, who is authorized to execute this conveyance,
day of August, 1975.

Brice Building Co., Inc. a corporation

ATTEST:

STATE OF Alabama
COUNTY OF Jefferson

Secretary

By *H. A. Brice, Jr.*
H. A. Brice, Jr. President

I, said State, hereby certify that H. A. Brice, Jr. a Notary Public in and for said County, in whose name as President of Brice Building Co., Inc. a 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 18th day of August, 1975.

Notary Public