

This instrument was prepared by

(Name) Francis M. Randall

(Address) 229 Hillwood Drive, Alabaster, Alabama 35007

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:



19760301000017310 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/01/1976 12:00:00 AM FILED/CERT

That in consideration of Fifteen Thousand Dollars

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

FRANCIS M. RANDALL AND WIFE HARRIETT A. RANDALL

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

HELEN ROWELL LEE

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

Begin at the intersection of the East Bank of Kelly Creek and the North line of the SE $\frac{1}{4}$ of Section 14, Township 18 South, Range 2 East, Shelby County, Alabama for a point of beginning; thence run East along said North line and along the North line of the adjacent NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 13, 1300 feet to a point, thence turn an angle to the right of approximately 90 degrees and run South and parallel to the West line of said Sec. 13, 600 feet to a point, thence turn an angle to the right of approximately 90 degrees and run West and parallel to the North line above described approximately 1354 feet to a point on the East Bank of Kelly Creek, thence turn an angle to the right of approximately 90 degrees and run North along the East Bank of Kelly Creek approximately 675 feet to the point of beginning, being 20 acres, more or less, Shelby County, Alabama. An unrestricted 30 foot right of way from County Route 468 to the South line of said 20 acres described as follows: Begin at the intersection of the West side of County Route 468 and the existing farm lane which starts approximately 100 feet North of the South line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Sec. 13, thence run West for approximately 1100 feet (mostly following existing lane except for approximately 300 feet) to a point near the top of a small hill, thence turn an angle to the right of approximately 80 degrees and run North along existing lane approximately 250 feet to a point at which the ROW forks, the left fork to run in a North-North Westerly direction approximately 300 feet to the South line of said 20 acres and following a spur of the old lane, the right fork to run in a North-North Easterly direction, ascending the mountain at the most gentle grade, approximately 300 feet to the South line of said 20 acres (Legal Description continued on reverse).

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~X~~ (we) do for ~~XXXX~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 18th day of February, 1976.

Emma D. Higginbotham (Seal)

Francis M. Randall (Seal)
Harriett A. Randall (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 Francis M. Randall and wife Harriett A. Randall 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 18th day of February, A. D. 1976.

Emma D. Higginbotham
Notary Public

My Commission Expires Nov. 1, 1979

(Continuation of Legal Description) Restriction: No mobile homes permitted on said 20 acres; no mobile homes permitted within 500 feet of the South or East lines of said 20 acres or within 500 feet of said ROW on land owned by the grantors.

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Mrs. Helen R. Lee
RETURN TO: 2320 Tanglewood Dr.
Birmingham, Alabama 35216

FRANCIS M. RANDALL AND WIFE
HARRIETT A. RANDALL

TO

HELEN ROWELL LEE

WARRANTY DEED

STATE OF ALABAMA,

Shelby County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

15.00
3.00
1.00
19.00



19760301000017310 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/01/1976 12:00:00 AM FILED/CERT

1976 MAR - 1 AM 10:31
Reed Feb 15.00
Consolidated
JUDGE OF PROBATE
STATE OF ALABAMA
INSTRUMENT WAS FILED