

This instrument was prepared by

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

(Address) Columbiana, Alabama 35051

3222

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 FIVE THOUSAND (\$5,000.00) 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,

Paul Yeager and wife, Willie B. Yeager

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

Merritt Rogers

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

A parcel of land situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the intersection of the North line of the SW $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and the East line (New) of U. S. Highway No. 31 (Tangent Projected); thence run in a Southeasterly direction along said East line and said projection a distance of 1540.95 feet to the point of beginning of parcel herein described; thence an angle left of 77 deg. 39' and run in an Easterly direction a distance of 199.40 feet; thence turn an angle right of 101 deg. 44' 05" and run in a Southwesterly direction a distance of 109.75 feet; thence an angle left of 24 deg. 05' 05" and run Southeasterly and parallel to U. S. Highway No. 31 a distance of 176.16 feet; thence an angle right of 90 deg. and run in a Southwesterly direction a distance of 150 feet to the East line of said Highway; thence an angle right of 90 deg. and run in a Northwesterly direction along said East line a distance of 319.0 feet to the Point of Beginning.

Grantee shall have the right to excavate on an additional 15 foot strip lying East of and adjacent to the North 109.75 feet of the Eastern boundary of the property hereinabove described. It is understood that said excavation shall taper in a uniform fashion from the Eastern portion of said 15 foot strip to the Western portion thereof. Grantors, their heirs, successors and assigns, reserve the right to further excavate said 15 foot strip at any future time and any way in which they desire to do so.



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Shelby Cnty Judge of Probate, AL
03/16/1976 01:00:00 AM 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

day of December, 1975

(Seal)

(Seal)

(Seal)

Paul Yeager (Seal)

Willie B. Yeager (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 Paul Yeager and wife, Willie B. Yeager whose name 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 3rd day of December, A. D., 1975

Patricia Ann Handley
Notary Public.

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STATE OF ALABAMA, SHELBY COUNTY
INSTRUMENT WAS FILED

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Reed Jay
Clerk of Probate