

This instrument was prepared by

(Name) Henrietta McNeel

(Address) 214 N. Main Street, Montevallo, Alabama 35115

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

4852



19760505000039970 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/05/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other valuable consideration ----

See Mtg 354-246

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

Addie Belle Dyer, a widow; James I. Dyer and wife, Peggy A. Dyer;
Emma Jean D. Yessick and husband, Gary Wayne Yessick

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Everett Earl Taff and wife, Mary Ethel Taff

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

Shelby County, Alabama, to-wit:

Taff Property located in Section 21, Township 22 South, Range 3 West, and Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows:

Begin at the Southwest right-of-way intersection of Shelby Street and Island Street; thence in a Southwesterly direction along the Southeast right-of-way boundary of said Island Street 93.00 feet to the point of beginning; thence turn 87 degrees and 35 minutes to the left in a Southeasterly direction 124.60 feet; thence turn 87 degrees and 35 minutes to the right in a Southwesterly direction 49.60 feet; thence turn 54 degrees and 30 minutes to the left in a Southerly direction 45.21 feet; thence turn 29 degrees and 45 minutes to the left in a southeasterly direction 150.30 feet; thence turn 60 degrees and 00 minutes to the left in an Easterly direction 66.30 feet; thence turn 52 degrees and 00 minutes to the right in a Southeasterly direction 90.80 feet; thence turn 16 degrees and 15 minutes to the right in a southeasterly direction 105.80 feet; thence turn 14 degrees and 00 minutes to the right in a southeasterly direction 152.00 feet to the Northeast bank of the Mill Pond; thence turn 10 degrees and 00 minutes to the right in a Southwesterly direction 227 feet, more or less, to the high water mark on the southwest bank of said mill pond; thence northwesterly along said southwest bank (also known as Shoals Creek) to intersection with said southeast right-of-way boundary of Island Street; thence Northeasterly along said southeast right-of-way boundary of Island Street to the Northeast bank of Shoal Creek; thence Northwesterly along said Northeast bank of Shoal Creek 10.00 feet, more or less, to intersection with a line parallel to and 10.00 feet northwest of said southeast right of way boundary of Island Street; thence northeasterly along said parallel line 347 feet, more or less, to intersection with a line 93.00 feet Southwest of and parallel to the Southwest right-of-way boundary of Shelby Street; thence southeasterly along said last mentioned parallel line

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. (continued on back)

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 4th day of May, 19 76

BOOK 238 PAGE 461

James I. Dyer (Seal)
James I. Dyer

Peggy A. Dyer (Seal)
Peggy A. Dyer

____ (Seal)

Emma Jean D. Yessick (Seal)
Emma Jean D. Yessick

Gary Wayne Yessick (Seal)
Gary Wayne Yessick

Addie Belle Dyer (Seal)
Addie Belle Dyer

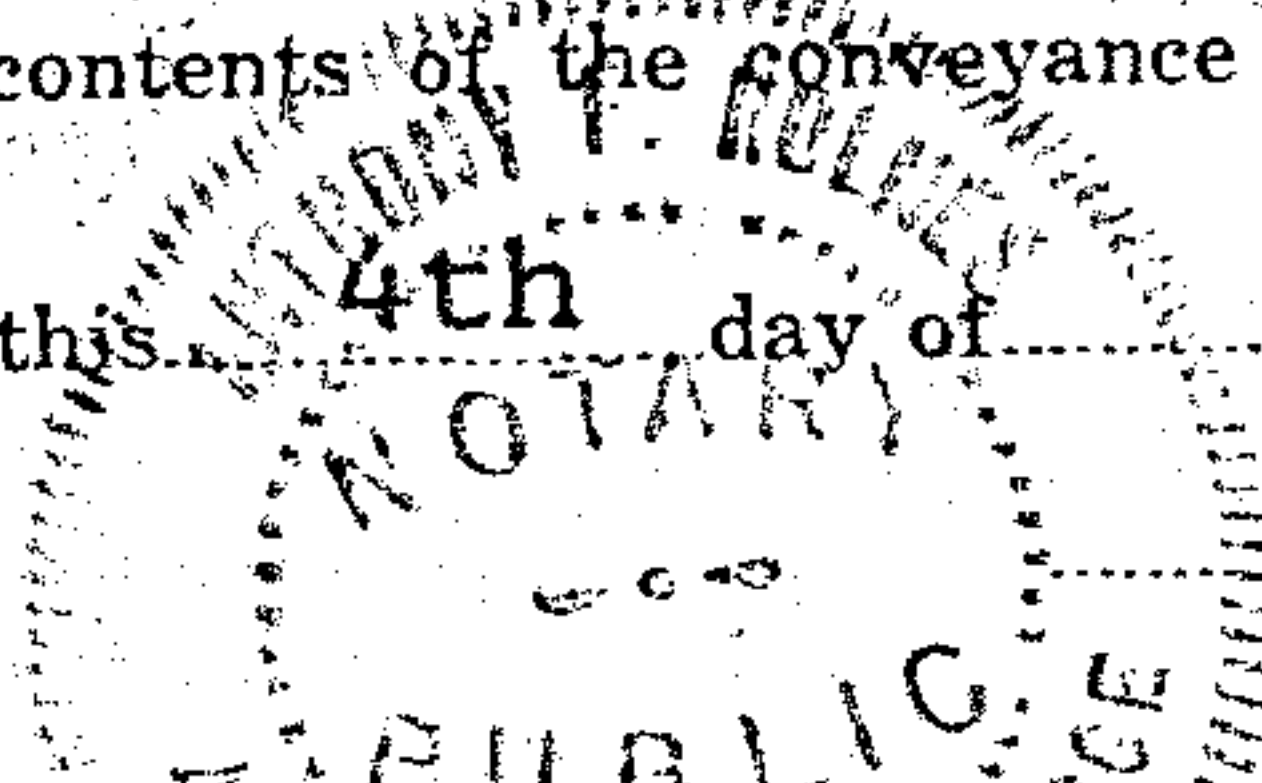
STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that the above signed whose names 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 4th day of May, 19 76



Anthony F. Holmes
Notary Public.
My Commission Expires December 2, 1978

10.00 feet to the point of beginning.
LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY the property conveyed by deeds
recorded in the Probate Office of Shelby County, Alabama, in Deed Book 275 page 44
and in Deed Book 282 page 796.

BOOK 298 PAGE 462

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAY -5 AM 9:31
Deed No 252
Conrad M. Johnson
JUDGE OF PROBATE

19760505000039970 2/2 \$.00
Shelby Cnty Judge of Probate, AL
05/05/1976 12:00:00AM FILED/CERT

IN TO:
Edward Federal
1214 North Main St
Montevallo

TO

ARRANTY DEED

E OF ALABAMA,

County.

2.50
4.50
1.00

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

ED TAX \$
RD FEE \$
TOTAL \$