

This instrument was prepared by

(Name) Louis A. Mezrano, Attorney at Law

(Address) 215 No. Main Street Montevallo, Alabama

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 Dollar (\$1.00) 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,

Mary Ann Nichols Barnett and husband Marshall Donald Barnett

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

Cheryle Christinia Nichols, Phillip Lind Nichols and Larry O'Neal Nichols

(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 N $\frac{1}{2}$  of Section 19, Township 22 South, Range 3 West Described as follows:

Commence at the NE Corner of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 19 and go East along the North Boundary of Section 19 for 237.00 feet to the West Boundary of Southern Railways right-of-way thence S 29°41' W along said right-of-way for 277.00 feet thence S 89°54' W for 401.50 feet to the point of beginning, thence continue along this line for 436.14 feet to the East bank of Davis Creek thence S 86°32' W for 25.00 feet to the center line of Davis Creek thence N 40°27' W along this center line for 97.48 feet, thence continue along this N 48°15' W for 124.28 feet, thence continue along this center line N 44°14' W for 101.11 feet, thence S 88°09' for 18.00 feet, thence S 49°43' W for 348.69 feet thence S 46°09' W for 289.22 feet, thence S 46°01' W for 100.50 feet thence S 73°41' W for 9.50 feet thence S 5°46' W for 164.99 feet thence S 31°30½' W for 59.00 feet, thence S 85°21' E for 812.94 feet, thence S 78°39' E for 88.21 feet, thence S 70°26' E for 108.24 feet thence N 23°17' E for 127.80 feet, thence N 34°58' E for 80.27 feet, thence N 23°17' E for 42.30 feet, thence S 64°54' E for 97.62 feet thence N 33°06½' E for 231.98 feet, thence N 4°39' E for 300.47 feet, thence N 16°51' E for 101.10 feet to the point of beginning containing 19.45 acres more or less, according to the re-survey by James A. Riggins as recorded in the Probate Office of Shelby County, Alabama.



19760513000044030 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
05/13/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1976 MAY 13 AM 8:14  
Deed Jut 57  
JUDGE OF PROBATE  
CONFIRMED

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 12<sup>th</sup> day of May, 1976.

(Seal) Mary Ann Nichols Barnett (Seal)  
(Seal) M. Donald Barnett (Seal)  
(Seal) (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Louis A. Mezrano, a Notary Public in and for said County, in said State, hereby certify that Mary Ann Nichols Barnett and husband Marshall D. Barnett 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of May, A. D., 1976

Louis A. Mezrano  
Notary Public.

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