

This instrument was prepared by

(Name) Louis A. Mezrano, Attorney at Law

(Address) 215 North Main Street Montevallo, Alabama 35115

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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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,

Phillip Lind Nichols, an unmarried man

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

Mary Ann Nichols Barnett

(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 $\frac{1}{2}$ 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 1998.56 feet thence N 60° 19' W for 77.12 feet to the point of beginning thence continue along this line 38.00 feet to an old railway monument, thence N 83° 54' W for 948.92 feet to the East Boundary of Park Street according to the map of Aldrich Thomas Addition, thence N 0° 58' E along this Boundary for 237.75 feet, thence N 0° 55' W for 117.13 feet, thence N 0° 28 $\frac{1}{2}$ ' W for 152.52 feet, thence N 17° 26 $\frac{1}{2}$ ' E for 190.05 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 S 15° 28' W for 225.89 feet, thence S 14° 32' E for 102.22 feet, thence S 7° 04 $\frac{1}{2}$ ' W for 375.00 feet to the point of beginning, containing 16.16 acres more or less, according to the re-survey by James A. Riggins as recorded in the Probate Office of Shelby County, Alabama.

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BOOK



19760513000044280 1/1 \$0.00
Shelby Cnty Judge of Probate, AL
05/13/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA
INSTRUMENT WAS FILED
1976 MAY 13 AM 8:44
Deed Tax 52
County of Shelby
JUDGE OF PROBATE

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 GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 6th day of May, 1976.

(Seal)

Philip Lind Nichols

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

General Acknowledgment

I, Martha Nell Wilson, a Notary Public in and for said County, in said State, hereby certify that Phillip Lind Nichols, whose name 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of May, 1976.

A. D. 1976

Martha Nell Wilson

Notary Public