

This instrument is prepared ~~xxx~~ without the evidence of title work.

(Name) HARRISON AND CONWILL

(Address) Columbiana, Alabama 35051

Jefferson Land Title Services Co. Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

6409

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Thousand and no/100---and other good and valuable considerations

See Mtg 355-193

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

Sallie Austella Baker and husband, J.G. Baker

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

Lucille S. Price

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

Commence at the Northwest corner of Section 25, Township 21 South, Range 1 West; thence run South along the West line of said Section 25, a distance of 1573.22 feet; thence turn an angle of 103 deg. 26 min. 48 sec. to the left and run a distance of 576.78 feet; thence turn an angle of 15 deg. 09 min. 33 sec. to the left and run a distance of 834.70 feet to a point on the North R/W of Alabama State Hwy. No. 25 and the Southeast corner of the Columbiana Elementary School lot, being the point of beginning; thence turn an angle of 98 deg. 50 min. to the left and run along the school lot a distance of 211.33 feet; thence turn an angle of 91 deg. 50 min. to the right and continue along said school lot a distance of 207.50 feet to the West line of the B.F. Hatchett lot; thence turn an angle of 92 deg. 20 min. 09 sec. to the right and run along said B.F. Hatchett lot a distance of 79.08 feet; thence turn an angle of 86 deg. 42 min. 51 sec. to the right and run a distance of 138.42 feet; thence turn an angle of 90 deg. 49 min. to the left and run a distance of 131.89 feet to the North R/W line of Alabama State Hwy. No. 25; thence turn an angle of 93 deg. 30 min. to the right and run along said R/W a distance of 63.21 feet to the point of beginning., Situated in the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, and containin 0.568 acres.

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 said grantee, his, her or 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 stated above; that I (we have a good right to sell and convey the same as afore-sai.; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

June 21st day of 1976

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 JUN 29 PM 2:26

Dick J. 50

Conrad M. 100

JUDGE OF PROBATE

(SEAL)

Sallie Austella Baker

Sallie Austella Baker

(SEAL)

(SEAL)

J.G. Baker

J.G. Baker

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, Eva D. Mooney

a Notary Public in and for said County,

in said State, hereby certify that Sallie Austella Baker and Husband, J.G. Baker

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 21st day of June

