

This instrument was prepared by
(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

6514

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 THOUSAND, TWO HUNDRED, FIFTY AND NO/100 DOLLARS AND THE ASSUMPTION OF HEREINAFTER DESCRIBED MORTGAGE

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

W. C. Parker and wife, Kathleen Parker

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

S. M. Bird, Sr.

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

From the SE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 23, Township 19 South, Range 1 East, run north along the east boundary of said $\frac{1}{4}$ $\frac{1}{4}$ a distance of 651.00 feet to the point of beginning; thence continue a distance of 126.59 feet; thence left 93 deg. 00' a distance of 348.97 feet to the centerline of a power transmission line; thence left 105 deg. 26' along said centerline a distance of 122.26 feet; thence left 72 deg. 59' a distance of 310.00 feet to the point of beginning. Also, a non-exclusive easement 30 feet in width over and across the existing newly constructed drive leading to the above property from U. S. Highway 280, the center line of same being the centerline of said existing dirt drive.

As a part of the consideration for this conveyance grantee assumes and agrees to pay as the same becomes due that certain mortgage executed in favor of E. R. Elliott, recorded in Mortgage Book 344, page 288, in the Probate Records of Shelby County, Alabama, and corrected by mortgage recorded in Mortgage Book 345, page 55, in said Probate Records.

Grantors retain a vendor's lien in the amount of \$1250.00 against the above described property due and payable upon the sale of said property by grantee herein.

BOOK 299 PAGE 631

19760702000061500 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/02/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUL -2 PM 2:58
Deed Book 299
Conced by J. B. Farmer
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 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 9th day of February, 1976.

(Seal)
(Seal)
(Seal)

(Seal)
Kathleen Parker (Seal)
W. C. Parker (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 W. C. Parker and wife, Kathleen Parker 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 9th day of February, A. D., 1976

Nancy K. Farmer
Notary Public.