

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

7395

(Address) Columbiana, Alabama 35051

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 Four Thousand, Five Hundred and no/100 (\$4500.00) Dollars

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

Marion R. McDow, a widow

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

Maryleen Snyder

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

Shelby

Commencing at the Northwest corner of Lot No. 15 of Walters Cove, Third Sector, as recorded in Map Book 5, page 71 in the Office of Probate Judge, Shelby County, Alabama, said point lying on the South right of way line of Walters Drive (Co. 416); thence proceed South 73 deg. 10' West (MB) along the South right of way line of said Walters Drive for a distance of 150 feet to point of beginning of tract herein described; thence continue South 73 deg. 10' West (MB) along the South right of way line of said Walters Drive for a distance of 150 feet; thence turn an angle of 90 deg. to the left and proceed for a distance of 250 feet; thence turn an angle of 90 deg. to the left and proceed parallel to the South right of way line of Walters Drive for a distance of 150 feet; thence turn an angle of 90 deg. to the left and proceed for a distance of 250 feet to point of beginning, said parcel lying in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 23, Township 21 South, Range 1 East.

This parcel of land shall carry the same restrictions as Walters Cove, First Sector as recorded in Book 248, page 750 except the name James L. Ray, Jr. or his heirs shall apply instead of Emmett Cloud or Cloud Realty. Rights to the use of the boat launch facility go with and follow ownership of the land. The 60 feet building setback line applies. Said parcel of land is lying in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 23, Township 21 South, Range 1 East.



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Shelby Cnty Judge of Probate, AL
08/04/1976 12:00:00AM FILED/CERT

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, I have hereunto set my hands(s) and seal(s), this 14 day of August, 1976

day of August, 1976

(Seal)

(Seal)

(Seal)

Marion R. McDow (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned
hereby certify that Marion McDow, a widow

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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of July, A. D., 1976

Notary Public.