

This instrument was prepared by  
(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-27 Rev. 1-56  
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nineteen Thousand Five Hundred and No/100 (\$19,500.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, *see Mtg 357-339*  
Sidney M. Bird, Jr. and wife, Patricia C. Bird

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

Kenneth Leon McCord

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

A tract of land in SW¼ of NW¼ of Section 36, Township 21 South, Range 1 West, described as follows: Commencing at a point where the Eastern line of the Columbiana-Shelby Public road right of way intersects the North line of the SW¼ of NW¼ of said Section 36, and run South 21 deg. East a distance of 438.5 feet to a point on the Western margin of the right of way of said Columbiana-Shelby Public Road for a point of beginning of the tract herein conveyed; thence run South 58 deg. 15 min. West 279.5 feet to a point on the Eastern margin of the right of way of the L & N Railroad; thence in a Southerly direction along the Eastern boundary line of said right of way South 24 deg. East a distance of 370 feet; thence run North 61 deg. 30 min. East 295 feet to Western margin of the right of way of said Columbiana-Shelby Public Road; run thence North 26 deg. 30 min. West 386 feet along the Western margin of said public road to point of beginning, containing 2.49 acres, more or less. Situated in Shelby County, Alabama. Excepting highway right of way, and subject to easements and rights of way of record.

Subject also to purchase money mortgage in the amount of \$18,000.00 which is executed simultaneously with this deed.

19760823000080330 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
08/23/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1976 AUG 23 PM 3:01  
Deed Book 152  
Conceded by  
JUDGE OF PROBATE

BOOK 300 PAGE 522

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 21 day of August, 1976.

(Seal) \_\_\_\_\_  
(Seal) \_\_\_\_\_  
(Seal) \_\_\_\_\_  
(Seal) \_\_\_\_\_  
*Sidney M. Bird Jr.* (Seal)  
*Patricia C. Bird* (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 Sidney M. Bird, Jr. and wife, Patricia C. Bird 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 21 day of August, A. D., 1976.

Notary Public, State of Alabama at Large  
My Commission Expires September 1, 1979

Notary Public.