

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

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:

798

mtg 359-203

That in consideration of other valuable consideration and Ten and No/100 (\$10.00) Dollar

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

John H. Roberts, Jr.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto my wife, Laura Lou Roberts

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

All my undivided interests, including every contingent remainder and right of reversion which I may own or hold, in and to the real estate which is more particularly described on Exhibit "A" which is attached hereto, and which is by reference made a part hereof, subject to easements and rights of way of record.

Each parcel of said real estate hereby conveyed is subject to first mortgage (except for Lot 3 in Roberts Subdivision of the Town of Montevallo as recorded in Map Book 5, page 109, Office of Judge of Probate of Shelby County, Alabama, and except for that part of said real estate being a part of Lot No. 26 and a part of Lot No. 27, according to the original plan of the Town of Montevallo, Alabama, as more particularly described in said Exhibit "A", said parcels not being subject to such first mortgage indebtedness).

Said real estate is also subject to second purchase money mortgage in the amount of \$85,000.00 executed simultaneously herewith from said Laura Lou Roberts to said John H. Roberts, Jr..

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DO 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 26th day of October, 1976.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(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 John H. Roberts, Jr. (husband of Laura Lou Roberts) 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of October, A. D. 1976.

Lots 1 through and including 9, according to Roberts Subdivision to the Town of Montevallo, as recorded in Map Book 5 at page 109, Office of Judge of Probate of Shelby County, Alabama, less and except Lot 3 in said subdivision.

Lot No. 7, Block 2, according to the Arden Subdivision of the Town of Montevallo, Alabama, as recorded in Map Book 3 at page 64, Office of Judge of Probate of Shelby County, Alabama.

A part of Lot No. 26 and a part of Lot No. 27, according to the original plan of Town of Montevallo, Alabama, more particularly described as follows: Begin at the intersection of the Northwest border of Main Street with the Northeast border of Vine Street and go along this Northeast boundary of Vine Street 160.0 feet to a point of beginning; thence at an angle of 90 deg. 00 min. to the right 149.35 feet to Northeast border of Lot 27; thence at an angle of 90 deg. 07 min. to the left and along said border 48.0 feet; thence at an angle of 89 deg. 53 min. to the left 149.25 feet to Northeast border of Vine Street; thence at an angle of 90 deg. 00 min. to the left and along this border 48.0 feet to point of beginning, according to survey of Floyd Atkinson, Registered Land Surveyor, dated January 20, 1970, subject to an 8 foot easement along the northeast line of Lot No. 27, and subject to easement to the Town of Montevallo for gas line, and subject to existing water line and sewer line easement.

A part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 2, Township 24, Range 12 East lying South of Montevallo-Calera Highway, and West of the Montevallo-Jemison Road, more particularly described as follows: As a point of reference begin at SW corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence Easterly along the South boundary of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 205 feet to the point of beginning of lot herein conveyed; thence in a Northerly direction run 170 feet, more or less, to a point 200 feet East of the West boundary of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ to South boundary of Montevallo-Calera Road; thence in an Easterly direction along South boundary of said Road 100 feet; thence in a Southerly direction parallel with the West boundary of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 170 feet, more or less, to the South boundary of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence in a Westerly direction along the South boundary of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 95 feet to the point of beginning.

Beginning at the point of intersection of the west line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 24, Range 12 East, with the South right of way line of the Calera and Montevallo paved highway, being Alabama Highway No. 25, and run thence South along the West line of said above described forty acres, a distance of 210 feet; run thence in an Easterly direction and parallel with the said Calera and Montevallo paved highway a distance of 210 feet; run thence North and parallel with the West line of said above described West line of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 2 a distance of 210 feet to the South right of way line of said Calera and Montevallo paved highway; run thence in a Westerly direction along the South right of way line of said Calera and Montevallo paved highway a distance of 210 feet to the point of beginning, and being a part of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 2, Township 24, Range 12 East. There is excepted herefrom a strip of land 75 feet of uniform width off the West side of the above described land.

Begin at the point of intersection of the West line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 24, Range 12 East, with the South line of right of way line of the Calera-Montevallo paved highway No. 25; run thence South along the West line of said quarter-quarter section a distance of 1365 feet; thence East 420 feet; thence North and parallel to said West line of said quarter-quarter section a distance of 1365 feet, more or less, to the South line of right of way line to said Calera-Montevallo paved highway; thence westwardly along the South right of way line of the Calera-Montevallo paved highway to the point of beginning, EXCEPT THE FOLLOWING PARCEL IS NOT TO BE INCLUDED: Begin at the point of intersection of the West line of said quarter-quarter section with the South right of way line of the Calera-

J.R.



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Montevallo paved highway No. 25 and run thence South 210 feet along the West line of said quarter-quarter section to a point; thence turn left and run parallel with the North line of said quarter-quarter section for a distance of 135 feet to a point; thence turn left and run North and parallel with the West line of said quarter-quarter section a distance of 210 feet to the South right of way line of said Calera-Montevallo Highway; thence turn left and run 135 feet to the point of beginning.

A lot in Town of Montevallo, Alabama, described as follows: Commence at the Northernmost intersection of North Boundary Street and Main Street in Town of Montevallo and run in a North-easterly direction along the Northwest side of Main Street a distance of 75 feet to point of beginning; thence continue North-easterly along the Northwest side of Main Street a distance of 75 feet; thence Northwesterly and perpendicular to Main Street a distance of 153 feet; thence in a Southwesterly direction and parallel to Main Street a distance of 75 feet; thence in a South-easterly direction and perpendicular to Main Street a distance of 153 feet to point of beginning, being the same property described in warranty deed from John T. Ellis and wife, Alma Ellis to G. T. Elliott dated August 2, 1921, and recorded in Deed Book 70, page 285, in the Probate Office of Shelby County, Alabama.

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

1976 OCT 27 PM 12:29

Deed Book 70, 50

Cornel M. J. J. J.
JUDGE OF PROBATE



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Q/R