

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) Columbiana, ALABAMA 35051

19761027000103350 1/1 \$0.00
Shelby Cnty Judge of Probate, AL
10/27/1976 12:00:00AM FILED/CERT

Form 1-1-27 Rev. 1-68

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

776

That in consideration of TWO THOUSAND SIX HUNDRED FIFTY SIX AND 50/100 (\$2,656.50)

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

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

Eddie L. Barkley

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

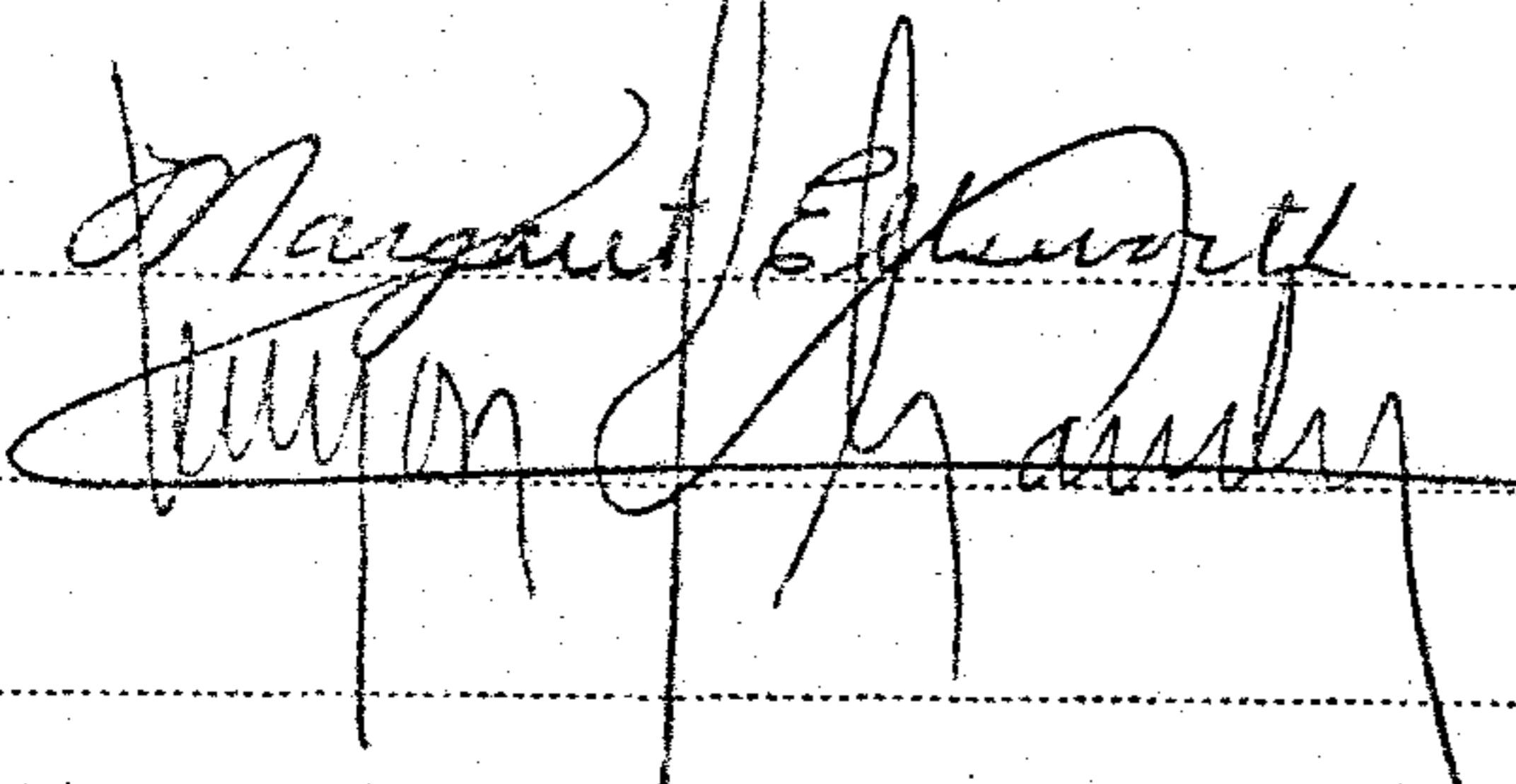
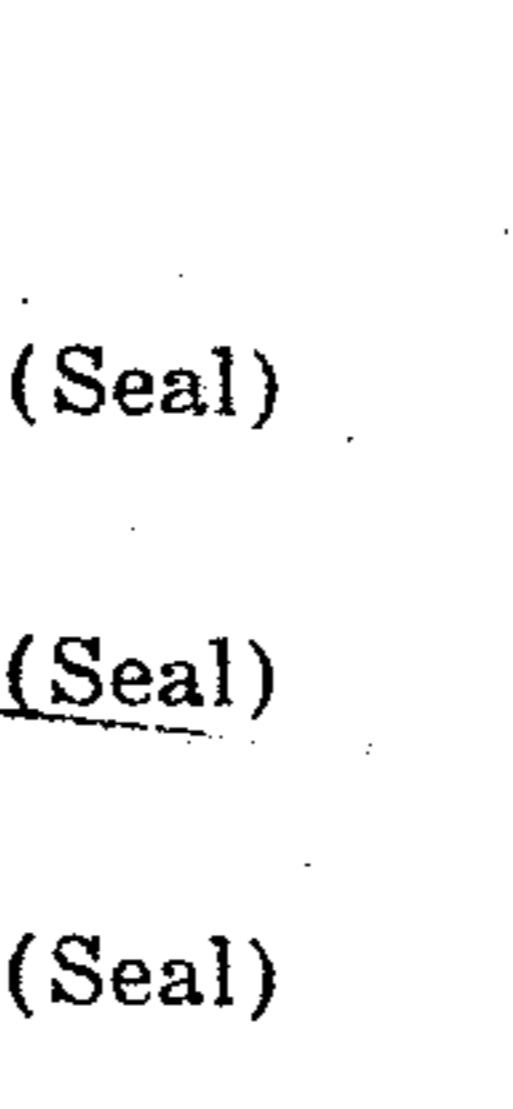
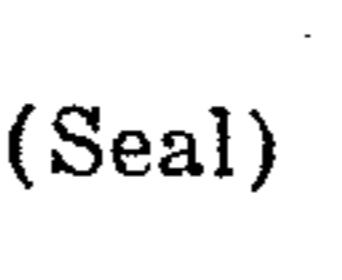
Beginning at the Southwest corner of Lot No. 12, Block No. 2, according to the plot or map of the Town of Wilton, Alabama, made by J. E. Bozeman, which map is recorded in the Probate Office of Shelby County, Alabama in Book 14, Page 239 of Record of Deeds, and running in a Northward direction along the East side of the Centreville and Montevallo Highway a distance of 55 $\frac{1}{2}$ feet, thence in an Easterly direction a distance of 145 feet, thence in a Westerly direction a distance of 171 feet to point of beginning. Said lot being a triangular lot, situated in Shelby County, Alabama.

The land lying Southwest and extending Southwesterly to the public road, running Southwest of the following described line that is in the Town of Wilton, Shelby County, Alabama, to-wit: From a point of Lot 12, in Block 2 of the Birmingham Junction Survey, a map of which is recorded in Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama, Seven (7) feet Northeast of the existing building located on the southern portion of said Lot 12 on the east side of and facing Highway 25, which point is also 83.30 feet Northeast of the Junction of Highway 25 and the County Road, which said junction is the southwest corner of said Lot 12, and from said point run in a Southeasterly direction on a course through a point one foot East of the easternmost point of the building on the Southeast portion of said Lot 12 and continue on said course 166.35 feet to the north side of the county road which said line was established by iron stakes placed by Alton Young, Registered Surveyor No. 1666 on or about February 2, 1963, and approved on the ground by the parties to an agreement dated February 13, 1963, situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantees, 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 GRANTEE(S), 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 GRANTEE(S), 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 20 day of October, 1976.


(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
BAY COUNTY }

I, the undersigned, hereby certify that Zelpha Elaine Garrett, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of October

A. D., 1976

NOTARY PUBLIC STATE OF FLORIDA MARGHIC.
MY COMMISSION EXPIRES 13 DEC 1976

1976 OCT 27 PM 11:21 2006 SNI

INSTRUMENT NUMBER 11212006 SNI

DATE ISSUED 10/27/1976

CONTRACT NUMBER 11212006 SNI

STATE OF FLORIDA MARGHIC.

MY COMMISSION EXPIRES 13 DEC 1976