

This instrument was prepared by

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

(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:

That in consideration of Three Thousand and No/100 (\$3,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Joe L. Tidmore and wife, Brenda Tidmore; and Charles O. Tidmore and wife, Joyce Tidmore

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

Katherine M. Yates

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Commence at the SE corner of Section 22, Township 19 South, Range 1 East; thence run West along the South line of Section 22, a distance of 464.43 feet; thence turn an angle of 62 deg. 21 min. to the right and run a distance of 302.98 feet to the point of beginning; thence continue along the same course a distance of 100.00 feet to the SE right of way line of U. S. Highway No. 280; thence turn an angle of 90 deg. 11 min. to the right and run along said right of way line a distance of 122.00 feet; thence turn an angle of 89 deg. 49 min. to the right and run a distance of 100.00 feet; thence run in a Southwesterly direction a distance of 122.00 feet to the point of beginning, less and except easements and rights of way of record.

The said property is subject to an easement for road for ingress and egress of a uniform width of 8 feet along the Southwest line thereof leading from U. S. Highway No. 280 to other property, as set forth in deed recorded in Deed Book 261 at page 486, Office of Judge of Probate of Shelby County, Alabama.

BOOK 301 PAGE 309



19761104000106350 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
11/04/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 NOV -4 PM 2:30  
Deed Book 309  
Conrad M. Joubert  
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 day of November, 1976.

(Seal)  
(Seal)  
(Seal)

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe L. Tidmore and wife, Brenda Tidmore; and Charles O. Tidmore and wife, Joyce Tidmore, 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 4th day of November, A. D., 1976

General Acknowledgment

Joe L. Tidmore (Seal)  
Brenda Tidmore (Seal)  
Charles O. Tidmore (Seal)  
Joyce Tidmore

Notary Public  
J. P. Graham