

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



Shelby Cnty Judge of Probate, AL
02/04/1977 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand and No/100 (\$10,000.00)-----Dollars...

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Rosa H. Kunz, a widow

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

C. I. Patterson

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

From the southeast corner of Section 33, Township 21 South, Range 2 West run northerly along the east boundary line of said section 774.2 feet; thence turn an angle of 90 deg. 50 min. to the left and run westerly 1869.76 feet to the point of beginning of the land herein described; thence continue westerly along last said course for 392.70 feet, more or less, to a point on the east R.O.W. line of U.S. 31 Highway; thence turn an angle of 60 deg. 29 min. to the right and run northwesterly along said R.O.W. line for 170.45 feet to the point of intersection of U.S. 31 Highway Right of Way and the southeast R.O.W. line of Alabama State Highway No. 70; thence turn an angle of 43 deg. 29 min. to the right and run north easterly along the Southeast R.O.W. line of said Highway No. 70 for 100.5 feet; thence turn an angle of 44 deg.03 min. to the right and continue northeasterly along the south Right of Way line of said Highway No. 70 for 194.3 feet; thence turn an angle of 06 deg. 32 min. to the right and continue northeasterly along said R.O.W. line for 264.8 feet; thence turn an angle of 07 deg. 50 min. to the right and continue northeasterly along said R.O.W. line for 90.0 feet; thence turn an angle of 110 deg 02 min. to the right and run southerly 490.0 feet more or less, to the point of beginning.

This land being a part of the SW¼ of the SE¼ of Section 33, Township 21 South, Range 2 West and being 4.05 acres, more or less.

The above described land subject to line permitstoAlabama Power Company and all other instruments of record.

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 4th day of February, 1977.

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
1977 FEB -4 PM 4:40
INSTRUMENT WAS FILED
DE 87 #10-02

Rosa H. Kunz, a widow (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned Rosa H. Kunz, a widow hereby certify that 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 4th day of February, A. D., 1977

Notary Public
Wallace, Ellis, Head & Fowler, Inc.