

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama

5526

Form 1-1-27 Rev. 1-55

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19770211000013700 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/11/1977 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR & other good and valuable consideration

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

Bettie O. Barnes, a widow

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

Agnes Horton

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

Begin at the Southeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 22, Township 21 South, Range 1 East; thence run North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 221.31 feet; thence turn an angle of 89 deg. 02 min. 42 sec. to the left and run a distance of 1260.56 feet to a point on the East line of a 60 foot Road Easement; thence turn an angle of 91 deg. 02 min. 30 sec. to the left and run South along said Road Easement a distance of 221.31 feet to the South line of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence turn an angle of 88 deg. 57 min. 30 sec. to the left and run along said South line a distance of 1260.23 feet to the point of beginning, less and except .1 acre in the Southeast corner. Situated in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 22, Township 21 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama.

Also the right to use the 60 foot easement for a roadway described as follows:

A 60 foot easement for a roadway off the West side of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ lying South of Highway No. 61. Situated in Section 22, Township 21 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama.

GRANTOR RESERVES UNTO HERSELF A LIFE ESTATE IN AND TO ALL OF THE ABOVE DESCRIBED PROPERTY.

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 31st day of January, 1977.

1977 FEB 11 AM 10:37

Judge of Probate (Seal)

Bettie O Barnes (Seal)
(Bettie O. Barnes)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bettie O. Barnes, a widow, 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 31st day of January, A. D., 1977.

Agnes Horton
Rte 1 Box 277

Notary Public