

DEED STATUTORY WARRANTY

STATE OF ALABAMA)

SHELBY COUNTY)

5725
KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of Seventeen Thousand and no/100 (\$17,000.00) Dollars to the undersigned grantors, Harris M. Gordon and wife, Ruth L. Gordon in hand paid by Thomas M. Nolen the receipt whereof is acknowledged we the said Harris M. Gordon and wife, Ruth L. Gordon do grant, bargain, sell and convey unto the said Thomas M. Nolen the following described real estate, to-wit:

Commence at the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 19, Township 21 South, Range 1 East, and run northerly along the west line of said quarter-quarter section 495.44 feet to a point where the north line of the Hylott Armstrong lot crosses the said west line of the said Southwest Quarter of the Northwest Quarter which point is the point of beginning of the property herein conveyed and marked by an iron pipe which point is also the northeast corner of Lot #12 of the Highlands Subdivision; thence continue northerly along said west line 484.60 feet, more or less, to the south right of way line of North Highland Drive; thence turn an angle to the right of eighty-eight degrees, forty-five minutes, thirty seconds (88°45'30") and run easterly and parallel with the south line of said quarter quarter section 450.0 feet to a point; thence turn an angle to the right of ninety-one degrees, fourteen minutes, thirty seconds (91°14'30") and run southerly and parallel to the west line of said quarter quarter section 484.60 feet, more or less, to a point 100.0 feet east of the Northeast corner of said Hylott Armstrong lot on an extension of the north line of said lot; thence turn an angle of eighty-eight degrees, forty-five minutes, thirty seconds (88°45'30") to the right and run westerly along said north line and the extension thereof and parallel to the south line of said quarter quarter section 450.0 feet, more or less to the point of beginning, and being a part of the Southwest Quarter of the Northwest Quarter of Section 19, Township 21 South, Range 1 East, Shelby County, Alabama, and containing five acres, more or less, subject however, to all terms and conditions of an easement with the Columbiana Water Authority for a water line to be negotiated by the grantors and said water authority. Grantee hereby authorizes grantor, Harris M. Gordon, as his Attorney in Fact to negotiate the portion of said easement affecting the premises described herein upon the same terms and conditions as applicable to other lands of the grantors in the area.

All restrictions and covenants applicable to Highlands Subdivision shall be applicable to the herein conveyed property and no portion thereof shall be used for purposes other than a single family dwelling and not for house trailers, commercial purposes or otherwise than for a single family dwelling.

Grantee agrees to reimburse Grantors for one-half of the cost of constructing an extension of said North Highlands Drive

19770221000015870 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/21/1977 12:00:00AM FILED/CERT

FIRST NATIONAL BANK

OF COLUMBIANA

P. O. Box 977

COLUMBIANA, ALA. 35051

Address Correction Requested

to the point where Grantee's driveway enters said extension if and when said extension is constructed.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenements, heriditaments and apputenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

IN WITNESS WHEREOF, we hereunto set our hands and seals, this 16th day of February, 1977.

WITNESSES:

Hett L. Amstutz, Jr.

Harris M. Gordon (Seal)
(Harris M. Gordon)

M. Birm Gordon

Ruth L. Gordon (Seal)
(Ruth L. Gordon)

Thomas M. Nelson (SEAL)

STATE OF ALABAMA, SHELBY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED

RECEIVED FEB 21 AM 8:26

Rec. 300

Fee 100

Cost 50

450

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Harris M. Gordon and wife, Ruth L. Gordon whose names 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 16th day of Februanry, 1977.

Hett L. Amstutz, Jr.
(Notary Public)



19770221000015870 2/2 \$.00
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