

This instrument prepared by
(Name) Joel C. Watson, Attorney at Law
(Address) P. O. Box 987, Alabaster, Alabama 35007 4389
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 Seven Thousand and no/100 Dollars

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

Walter C. Ebert and wife Sara E. Ebert

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

William Henry Boykin, III

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

See Attached Exhibit "A"



19771116000123690 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/16/1977 12:00:00AM FILED/CERT

BOOK 308 PAGE 939

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 7th day of November, 19 77.

(Seal)

Walter C. Ebert and wife
Sara E. Ebert

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter C. Ebert and Sara E. Ebert 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of November, A. D., 19 77.

Notary Public.

PARCEL I

E X H I B I T A

A parcel of land situated in the Northeast Quarter of the Southeast Quarter of Section 6, and in the Northwest Quarter of the Southwest Quarter of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of Section 6, Township 22 South, Range 3 West and run West along the South line of said Section 6 a distance of 661.00 feet to a point; thence North and parallel with the section line a distance of 1940.29 feet to the point of beginning; thence continue same course a distance of 300.0 feet to the Southwest corner of the tract of land described in the Real Estate Sales Contract recorded in Misc. Book 14, Page 117, in the Probate Office of Shelby County, Alabama; thence run Northeasterly along the Southerly line of said tract to a point on McHenry Creek; thence run Southeasterly along McHenry Creek for a distance of 300.0 feet; thence run in a straight line to the point of beginning.

Mineral and mining rights excepted.

ALSO: A right of way for ingress and egress to and from the above described parcel to Old Tuscaloosa Road over the existing road.

Situated in Shelby County, Alabama.

PARCEL II

A parcel of land situated in the Northeast Quarter of the Southeast Quarter of Section 6, Township 22 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast Corner of Section 6, Township 22 South, Range 3 West, thence west along the South line of said Section 6 a distance of 661.0 feet to a point; thence North and parallel with the Section line a distance of 2240.29 feet to the point of beginning; thence continue same course a distance of 400.00 feet to an old rock corner; thence East a distance of 225.00 feet to a point on McHenry Creek; thence Southeasterly along said Creek a distance of 400.00 feet; thence run Southwesterly to the point of beginning.

Mineral and mining rights excepted.

ALSO: A right of way for ingress and egress to and from the above described parcel to Old Tuscaloosa Road over the existing road.

Situated in Shelby County, Alabama.

Re: Parcel I

Grantee herein expressly agrees to assume and pay that certain mortgage from Walter C. Ebert and wife Sara E. Ebert to Harry Harless and wife Louise P. Harless of \$7,910.72 as recorded in Volume 353 page 432 in Shelby County Probate Office. Both parcels-subject to release of damages in favor of Little Gem Coal Co. as recorded in Volume 88 page 162 in Shelby County Probate Court.

Grantee herein expressly agrees to assume and pay that certain mortgage from Jerry Lee Hayden, and wife Bettie M. Hayden to Harry C. Harless, and wife, Louise P. Harless as recorded in Volume 356, page 789, in the said Probate Office. (As to Parcel II) and of approximate amount of \$2,985.52.

Page Two of Warranty Deed
From Walter C. Ebert and wife Sara E. Ebert
To William Henry Boykin, III

19771116000123690 2/2 \$.00
Shelby Cnty Judge of Probate, AL
11/16/1977 12:00:00AM FILED/CERT

1977 NOV 16 PM 1:50
JUDGE OF PROBATE
Deed Tax - 300
Rec 300
Inf 100
700