

This instrument was prepared by

(Name)

(Address)

Form 1-1-27 Rev. 1-65

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollars (\$1.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, George C. Harris and Agnes L. Harris

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Johnny R. Penhale and Susan H. Penhale

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

1.457 ACRES:

Begin at the S.E. corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 16, T-21-S, R-3-W and run westerly along the south side of the said quarter-quarter for 391.97 ft. to a point on the east R.O.W. of Shelby County Road No. 17, then turn an angle of 92 deg 26 min 06 sec to the right and run northerly along the east R.O.W. of said road for 103.00 ft. to a concrete R.O.W. marker on the east R.O.W. of said Road No. 17, then turn an angle of 5 deg 13 min 33 sec to the right and run northerly along the East R.O.W. of said Road No. 17 for 44.00 ft., then turn an angle of 87 deg 50 min 11 sec to the right and run easterly for 512.76 ft., then turn an angle of 81 deg 08 min 18 sec to the right and run southerly for 97.56 ft. to a point on the south side of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 16, T-21-S, R-3-W, then turn an angle of 91 deg 21 min 52 sec to the right and run westerly for 134.40 ft back to the point of begining.

The above described parcel contains 1.457 acres and is subject to the easements, rights of way and restrictions of record.

The above described 1.457 acres has a 30 ft. easement for access and egress described as follows: Begin at the S.W. corner of NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 16, T-21-S, R-3-W and run easterly along the south side of said quarter-quarter for 134.40 ft., then turn an angle of 93 deg 21 min 52 sec to the left and run northerly for 97.56 ft. to the point of begining. Then continue northerly along the east side of the hereon described 30 ft. wide easement for 522.64 ft. to a point on the south R.O.W. of Shelby County Road No. 26.

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Shelby Cnty Judge of Probate, AL
12/06/1977 12:00:00AM FILED/CERT

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 3rd day of December, 1977.

Emma D. Higginbotham (Seal)
Virginia Pearson (Seal)

George C. Harris (Seal)
GEORGE C. HARRIS
Agnes L. Harris (Seal)
AGNES L. HARRIS

General Acknowledgment
\$ 3.00

STATE OF ALABAMA

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George C. Harris and Agnes L. Harris 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 3rd day of December, 1977.

George C. Harris
Emma D. Higginbotham (Seal)
Public