

This instrument prepared by
(Name) Wallace, Ellis, Head & Fowler

6221

(Address) Columbiana, Alabama 35051

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 One hundred and no/100 Dollars -----
and 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,

B. F. Kliner, a single man

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

Chelsea Land & Investment Corporation, a corporation

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Commence at the S.W. corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 19 South, Range 1 West, Shelby County, Alabama, said point also being the S.W. corner of a 15 acre tract recorded in Map Book 290, page 172, in the Probate Office of Shelby County, Alabama; thence run northerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 660.00 feet; thence 92 deg. 28 min. 00 sec. right 330.00 feet to the point of beginning; thence continue along last stated course 330.00 feet; thence 87 deg. 32 min. 00 sec. right 264.00 feet; thence 92 deg. 28 min. 00 sec. right 330.00 feet; thence 87 deg. 32 min. 00 sec. right 264.00 feet to the point of beginning and containing 2.00 acres more or less.

And an easement for ingress and egress more particularly described as follows:

A 25 ft. Wide Ingress and Egress Easement more particularly described as follows:

Commence at the Southwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 12, Township 19S, Range 1 West, Shelby County, Alabama, said point also being the Southwest corner of a 15 Acre Tract recorded in M. B. 290, page 172, in the Probate Office, Shelby County, Alabama from thence run Northerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 660 feet; thence turn 92 deg. 28 min. right and run Easterly for 409.04 feet to the point of beginning of the centerline of a 25 ft. wide Ingress and Egress Easement lying 12.5 feet on each side of herein described centerline; thence turn 130 deg. 35 min. 30 sec. left and run Northwesterly for 94.34 feet; thence turn 10 deg. 39 min. 30 sec. left and continue Northwesterly for 136.22 feet to a point on the centerline of a 15 ft. \pm wide Chert Road and the end of said Easement.



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Shelby Cnty Judge of Probate, AL
01/06/1978 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, I have hereunto set my hands(s) and seal(s), this
day of September, 1977

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

1978 JAN -6 PM 3:36 (Seal)

Thomas A. Snowden, (Seal)
JUDGE OF PROBATE

B. F. Kliner (Seal)
B. F. Kliner (Seal)

General Acknowledgment

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that B. F. Kliner, a single man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of September, A. D., 1977

Chelsea Land & Investment Corp Virginia A. Mayfield
P.O. Box 76088 - ME
My Commission Expires Jan. 1, 1980