

This instrument prepared by
(Name) WALLACE, ELLIS, HEAD & FOWLER

6608

(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 and no/100 Dollar
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,

Luther Vernon and wife, Minnie Vernon

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

Dr. Frank Abernathy

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

Shelby

County, Alabama, to-wit:

Begin at the N.W. corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 20 South, Range 3 West, and run easterly along the north side of the said quarter-quarter for 401.37 ft., then turn an angle of 37 deg. 07 min. to the right and run southeasterly for 528.17 ft., then turn an angle of 85 deg. 53 min. to the right and run southerly for 102.36 ft. to the point of beginning. Then continue southerly along the last described course for 147.89 ft. to a point on the North right-of-way of 1st Avenue West, then turn an angle of 80 deg. 35 min. 30 sec. to the left and run southeasterly along the North right of way of said Avenue for 75.44 ft., then turn an angle of 95 deg. 04 min. 23 sec. to the left and run northerly for 119.11 ft., then turn an angle of 84 deg. 55 min. 37 sec. to the left and run westerly for 4.15 ft., then turn an angle of 80 deg. 47 min. 04 sec. to the right and run northerly for 40.78 ft., then turn an angle of 90 deg. 11 min. 34 sec. to the left and run westerly for 79.47 ft. back to the point of beginning. The above described land contains .280 acres and is subject to the easements, rights of ways, and restrictions of record.

This deed is executed for the purpose of settling and locating the boundary line separating the property of grantee, Dr. Frank Abernathy, and the property owned by grantors herein.



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Shelby Cnty Judge of Probate, AL
01/18/1978 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, we have hereunto set our hands(s) and seal(s), this 6th day of January, 1978

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

1978 JAN 18 PM 1:12 (Seal)

Thomas A. Snowden, Jr. (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA
Shelby COUNTY

Deed .50
Rec. 1.50
Inst. 1.00
3.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Luther Vernon and wife, Minnie Vernon whose name S. 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 6th day of January, A. D., 1978

Notary Public.
My Commission Expires 5-1-80