

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

6607

(Address) Columbiana, Alabama 35051

Form 1-6-87 Rev. 1-85

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19780118000006750 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/18/1978 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE 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,

C. H. Harris, a single man

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

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. to the point of beginning. Then turn an angle of 85 deg. 53 min. to the right and run southerly for 102.36 ft. then turn an angle of 90 deg. 00 min. to the left and run easterly for 79.47 ft., then turn an angle of 89 deg. 48 min. 26 sec. to the left and run Northerly for 96.62 ft., then turn an angle of 13 deg. 25 min. 34 sec. to the left and run for 110.09 ft., then turn an angle of 104 deg. 50 min. 13 sec. to the left and run westerly for 107.94 ft., then turn an angle of 100 deg. 41 min. 14 sec. to the left and run southeasterly for 64.93 ft. back to the point of beginning.

The above described parcel contains .357 acres and is subject to the easements, rights of ways and restrictions of record.

Included with the above described parcel is an easement for access and egress described as follows: 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 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 said R.O.W. for 36.15 ft., then turn an angle of 117 deg. 15 min. to the left and run northerly along the east side of the herein described easement for 61.00 ft., then turn an angle of 18 deg. 53 min. 42 sec. to the right and run northerly along the east side of the herein described easement for 95.74 ft., then turn an angle of 91 deg. 03 min. 12 sec. to the left and run westerly for 18.73 ft. back to the point of beginning.

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 17th day of December, 1977

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

1978 JAN 18 PM 1:12

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

Recd. 50
Rec. 1.50
Jud. 1.00
3.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. H. Harris, 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 17th day of December, A. D., 1977

Nancy K. Jarvis

public.