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This instrument prepared by:

19780410000042750 1/3 \$.00
Shelby Cnty Judge of Probate, AL
04/10/1978 12:00:00AM FILED/CERT

John J. McMahon, Jr.
3918 Montclair Road #112
Birmingham, Alabama 35213

STATE OF ALABAMA)

WARRANTY DEED

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Seventy-Two Thousand and no/100 Dollars (\$72,000.00) in hand paid, and for other good and valuable consideration, to the undersigned Grantor, McWANE, INC., paid by WILLIAM L. LEWIS and SYLVIA J. LEWIS, the receipt of which is hereby acknowledged, McWANE, INC. does by these presents, grant, bargain, sell and convey unto the said WILLIAM L. LEWIS and SYLVIA J. LEWIS, the following described property, situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West; thence proceed South 89° 03' 30" W (MB) along the North boundary of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West for a distance of 2285.43 feet to a point on the West right of way line of Washington St.; thence turn an angle of 100° 18' to the left and proceed South 11° 14' 30" East (MB) along the said West right of way line of Washington St. a distance of 1295.51 feet to the point of intersection with the South right of way line of Bolton Lane; thence turn an angle of 100° 18' to the right and proceed South 89° 03' 30" West (MB) along the said South boundary of Bolton Lane a distance of 454.58 ft. to the point of beginning of the lot herein described; thence continue South 89° 03' 30" West (MB) along the said South right of way line of Bolton Lane a distance of 170.0 feet to a point; thence turn an angle of 90° 00' to the left and proceed a distance of 200.00 feet to a point; thence turn an angle of 90° 00' to the left and proceed a distance of 170.00 feet to a point; thence turn an angle of 90° 00' to the left and proceed a distance of 200.00 feet to the point of beginning. Said lot is lying in SW $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West and has a 50 foot building or set back restriction from the South boundary of said Bolton Lane.

Commence at the present NE corner of the Sims property as recorded in Deed Book 276, page 527 in said Probate Office (said point or corner lying on the South margin of Bolton Lane and also being the NW corner of the John Jones Property);

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JEFFERSON FEDERAL SAVINGS & LOAN ASSOCIATION

JEFFERSON FEDERAL BUILDING

215 NORTH 21ST STREET

BIRMINGHAM, ALABAMA 35203

thence proceed South perpendicular to said South margin of Bolton Lane a distance of 200.00 feet to the point of beginning of the 20 foot width strip of land herein conveyed; thence turn an angle of 90° to the right and proceed for a distance of 170.0 feet to a point; thence turn an angle of 90° to the left and proceed for a distance of 20.0 feet to a point; thence turn an angle of 90° to the left and proceed for a distance of 170.0 feet to a point; thence turn an angle of 90° to the left and proceed for a distance of 20.0 feet to the point of beginning. Said 20 feet by 170.0 foot strip of land contains 0.078 acre and is lying in the SW¼ of Section 25, Township 21 South, Range 1 West, situated in Shelby County, Alabama.

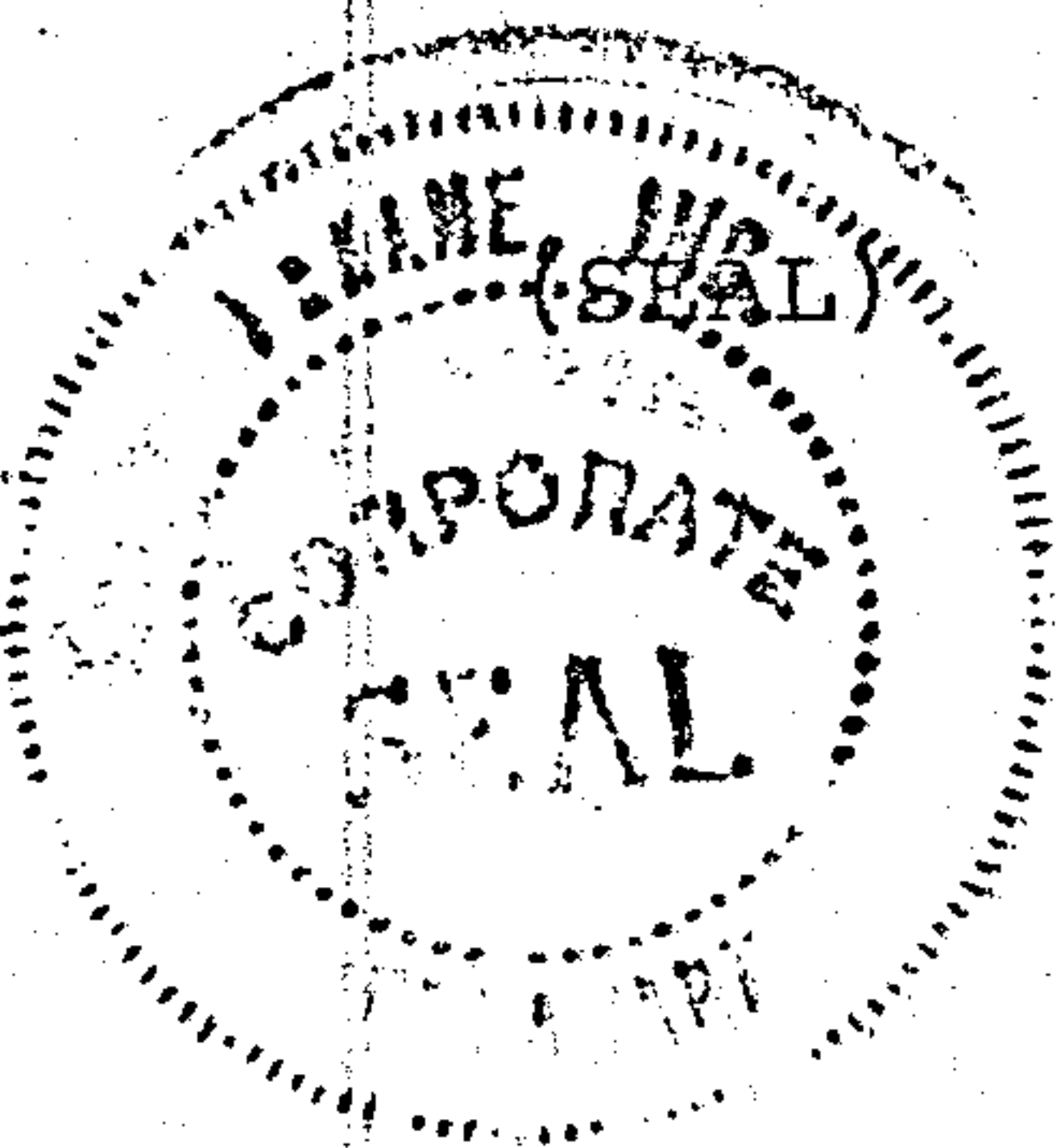
TO HAVE AND TO HOLD to the said WILLIAM L. LEWIS and SYLVIA J. LEWIS, their successors and assigns forever.

We do, for ourselves, and for our successors, assigns and administrators, covenant with the said Purchaser, that we are lawfully seized in fee simple of said property; that it is free of all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; and that we will, and our successors and assigns shall warrant and defend the same to the said Purchaser, their heirs, executors and administrators, forever.

IN WITNESS WHEREOF, Seller has caused this Warranty Deed to be executed this 4th day of April, 1978.

McWANE, INC.

BY John J. McWane, Jr.
Its Secretary-Treasurer



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STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN J. McMAHON, JR., whose name as Secretary-Treasurer of McWane, Inc. is signed to the foregoing instrument, and who is known to me, did acknowledge before me that being informed of the contents of said instrument, he did execute the same on behalf of McWane, Inc. with full power and authority.

Given under my hand and official seal on this the 4th day of April, 1978.

Candy B. Furrer
Notary Public

My Commission expires: 10/26/80

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

1978 APR 10 AM 8:27

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

See mtg. 376-414
Rec. 450
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19780410000042750 3/3 \$.00
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