

This instrument was prepared by

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

(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 SEVENTY-TWO THOUSAND AND NO/100 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

John A. Hines, Jr., and wife, Cindy N. Hines

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

Mickey L. Johnson and Richard W. Bell

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

Begin at the SE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West, and run westerly along the south of the said quarter-quarter for 350.41 feet to a point in the centerline of the north bound tract of the L & N Railroad; then turn an angle of 96 deg. 46' 39" to the right and run northeasterly along the centerline of the said railroad for 170.42 feet, then turn an angle of 90 deg. 00' to the right and run southeasterly for 50.00 feet to the point of beginning (said point being on the East right of way of the L & N Railroad). Then turn an angle of 90 deg. 00' to the left and run northeasterly along the east R.O.W. of said railroad for 45.75 feet, then turn an angle of 97 deg. 55' to the right and run southeasterly for 42.43 feet to a point on the West Right of way of U. S. Highway No. 31, then turn an angle of 86 deg. 55' to the right and run southwesterly along the said R.O.W. of U. S. 31 Hwy. for 40.05 feet, then turn an angle of 85 deg. 10' to the right and run northwesterly for 38.65 feet back to the point of beginning.

The above described parcel contains 1732 square feet and is subject to the easements, right of ways, and restrictions of record.

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Shelby Cnty Judge of Probate, AL
05/01/1978 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 24th day of April, 1978

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

1978 MAY -1 PM (Seal) 2

JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John A. Hines, Jr. and wife, Cindy N. Hines 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 24 day of April, A. D., 1978

Bell & Johnson
Box 427
Tuscaloosa Ala. 35174

Notary Public.