

879
This instrument was prepared by
(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19780609000072740 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/09/1978 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of other valuable considerations and One and No/100 (\$1.00) Dollar

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Lowell Bonds and wife, Melanie L. Bonds

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Joyce Martin, for and during the term of her natural life, and Joey Wayne Martin, for and during the term of his legal minority, and upon the removal of disabilities of non-age of said Joey Wayne Martin, and upon the death of said Joyce Martin, in fee simple to John C. Martin, Gary E. Martin, and Joey Wayne Martin, share and share alike,
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Chilton and Shelby County, Alabama, to-wit:

CHILTON COUNTY LANDS:

Beginning at the intersection of the Montevallo-Jemison and the Old Birmingham Highway and running North 435 feet to an old iron stake the point of beginning; from iron stake on the Old Birmingham Highway running North 635 feet; thence West 210 feet; thence North 105 feet; thence West 550 feet to the Old Montevallo Dirt Road; thence South 300 feet; thence South by East 586 feet and thence East 293 feet to the point of beginning at iron stake. This plot of land containing 11 acres, more or less, and being a part of the property described in the deed executed by W. A. Sims and wife, A. J. Sims to Tressie A. Haggard on November 23, 1929; which property is situated in Southeast Fourth of Section 32, Township 24, Range 13, in Chilton County, Alabama.

Commencing at the point where the East right of way line of the Old Montgomery and Montevallo Highway crosses the South line of the Southwest Fourth of the Southeast Fourth, Section 32, Township 24, Range 13, and from said point as the point of beginning run thence East along the South line of the Southwest Fourth of the Northeast Fourth and the Southeast Fourth of the Northeast Fourth 550 feet, more or less, and to the West line of the Tom Killingsworth property, run thence in a Northerly direction and parallel with the Old Montgomery and Birmingham Highway 260 feet and to a point; thence run West and to the East right of way line of the Old Montgomery and Montevallo Highway and thence run in a Southerly direction along the East right of way line of said Old Montgomery and Montevallo Highway 260 feet, more or less, and to the point of beginning.

All of the above described property being situated in Chilton County, Alabama, but less and except the following described parcel conveyed to James L. Richards, Jr. and wife, Norma Jean Richards by a warranty deed dated December 11, 1971, and recorded in Book 531 at page 508, Office of the Judge of Probate, Chilton County, Alabama.

(continued on back)

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 GRANTEEES, their heirs and assigns that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, and that I (we) have a good right to sell and convey the same as of my (our) right, that I (we) will and lawfully will defend the same to the said GRANTEEES, 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 May June, 1978.

(Seal)

Lowell Bonds (Seal)
Lowell Bonds

(Seal)

Melanie L. Bonds (Seal)
Melanie L. Bonds

(Seal)

(Seal)

STATE OF ALABAMA

CHILTON SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lowell Bonds and wife, Melanie L. Bonds 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 6th day of May June A. D., 1978

Martha B. Ferguson
Notary Public.

A lot or parcel of land lying and being situated in the Southeast Quarter, Section 32, Township 24 North, Range 13 East, and described as follows: Commencing at the Northeast corner of the Southeast Quarter, Section 32, Township 24 North, Range 13 East; thence run South 86 deg. 15 min. West 777.2 feet to the West right of way line of Old U. S. Highway 31; thence run South 0 deg. 30 min. East along said right of way line a distance of 105.0 feet and to the point of beginning of the land here conveyed and from said point as the point of beginning, run thence South 89 deg. 30 min. West a distance of 210 feet to a point; thence run South 0 deg. 30 min. East for a distance of 210 feet to a point; thence run North 89 deg. 30 min. East for a distance of 60 feet to a point; thence run South 0 deg. 30 min. East for a distance of 450 feet and to the South line of the lands of the grantors; thence run North 86 deg. 40 min. East for a distance of 150 feet, more or less, and to the West right of way line of said old U. S. Highway No. 31; thence run North 0 deg. 30 min. West for a distance of 660 feet and to the point of beginning.

SHELBY COUNTY LANDS:

All that part of the Southeast Quarter of the Southwest Quarter and all that part of the West Half of the Southeast Quarter of Section 4, Township 24, Range 12 East, which lies Southeast of the paved Montevallo-Centreville Highway (Highway No. 25). Also all that part of the Northwest Quarter of Northeast Quarter of Section 9, Township 24, Range 12 East, lying North of Wilsons Branch and West of the Old Montevallo-Selma Road, LESS AND EXCEPT a parcel of land containing 0.591 acres lying South and West of Wilson Creek heretofore conveyed to the Town of Wilton; and also LESS AND EXCEPT the following described parcel: A parcel of land situated in Section 4, and in Section 9, Township 24 North, Range 12 East, described as follows: Commence at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 4, Township 24 North, Range 12 East; thence run South 86 deg. 05 min. West a distance of 44.73 feet to the Southeast right of way of Highway No. 25; thence run North 50 deg. 07 min. East 127.53 feet along said right of way; thence run North 50 deg. 58 min. East along said right of way a distance of 71.14 feet; thence run South 39 deg. 02 min. East along said right of way a distance of 15.00 feet; thence run North 50 deg. 58 min. East along said right of way a distance of 82.00 feet to Wilson Creek, being the point of beginning of the property herein described; thence continue North 50 deg. 58 min. East along said right of way a distance of 118.00 feet; thence run North 39 deg. 02 min. West along said right of way a distance of 15.00 feet; thence run North 50 deg. 58 min. East along said right of way a distance of 399.35 feet; thence run North 50 deg. 19 min. East along said right of way a distance of 341.33 feet; thence run South 34 deg. 12 min. East a distance of 210.72 feet; thence run South 15 deg. 19 min. East a distance of 160.95 feet; thence run North 81 deg. 57 min. East a distance of 187.87 feet to paved County Highway; thence run South 1 deg. 49 min. West along the right of way of said County highway a distance of 612.43 feet, more or less, to Wilson Creek; thence Westerly along the meanderings of said Wilson Creek to the point of beginning. Containing 13.868 acres, more or less. Being situated in the Southwest Quarter of Southeast Quarter of Section 4 and in the Northwest Quarter of Northeast Quarter of Section 9, all in Township 24 North, Range 12 East.

BOOK 312 PAGE 812

James M. Bonds
Melanie L Bonds

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1978 JUN -8 PM 3: 49
Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Deed \$50
Rec. \$5.50
Dut. 1.00
7.00

RETURN TO:

TO
WARRANTY DEED

STATE OF ALABAMA,
County.

19780609000072740 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/09/1978 12:00:00AM FILED/CERT

Judge of Probate
LAWYERS TITLE INSURANCE CORPORATION
Title Insurance
BIRMINGHAM, ALA.
DEED TAX \$
RECORD FEE \$
TOTAL \$