

BOOK 315 PAGE 709

1987

This instrument was prepared by
(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW
(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 Nine Thousand Two Hundred and No/100 (\$9,200.00)-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Fay Holmes and husband, J. A. Holmes

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

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

Commence at the Southeast corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 4, Township 20, Range 1 East, the point of beginning; run North along forty line a distance of 502 feet or to the Northeast corner of this tract; thence West along established property line a distance of 434 feet the Northwest corner of this plot; thence due South 90 deg. a distance of 1288 feet to a point on North line of County Road No. 51 right of way; thence East and along County Road No. 51 right of way line a distance of 300 feet to an iron pin on North right of way line, which point being 200 feet West of East line of NE $\frac{1}{4}$ of SW $\frac{1}{4}$; thence North and parallel to East line of forty 358 feet to an iron pin; thence Northeast 45 deg. a distance of 290 feet to a point on forty line; thence North along forty line 232 feet to forty corner and the point of beginning, approximately 11 1/2 acres situated in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 4, Township 20, Range 1 East.

Subject to easements and rights of way of record and subject to purchase money mortgage which encumbers a portion of said property, in the amount of \$8,200.00.

19781020000140890 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/20/1978 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 14th day of October, 1978.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
(Seal)
1978 OCT 19 PM 3:21
(Seal)
James R. Eaves, Jr.
JUDGE OF PROBATE (Seal)
Deed 1.00
Rec. 1.50
Ind. 1.00
3.50
Fay Holmes (Seal)
J. A. Holmes (Seal)
See mtg. 384-234 (Seal)
STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fay Holmes and husband, J. A. Holmes 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 14th day of October, A. D., 1978.

James Rodney Eaves
R. 2 B
Columbian

[Signature]
Notary Public.