

This instrument was prepared by

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Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 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,

Elmer H. Davis and wife, Margaret Lucille Davis

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

Columbiana Properties, Ltd.

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

Commence at the Northwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 26, Township 21 South, Range 1 West; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1215.19 feet to the Center line of the L & N Railroad; thence turn an angle of 104 deg. 19 min. 32 sec. to the right and run a distance of 82.42 feet to the Southwest right-of-way line of Alabama State Highway No. 70, and the point of beginning; thence turn an angle of 33 deg. 36 min. 44 sec. to the left and run a distance of 140.00 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 53.00 feet; thence 23 deg. 25 min. 44 sec. to the right and run a distance of 132.00 feet; thence turn an angle of 92 deg. 44 min. 45 sec. to the right and run a distance of 100.00 feet; thence turn an angle of 53 deg. 24 min. to the right and run a distance of 112.00 feet to a point on the Southwest right-of-way of Alabama State Highway No. 70; thence turn an angle of 59 deg. 00 min. to the right and run along said Hwy. R/W a distance of 30.00 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 26, Township 21 South, Range 1 West.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 10th day of January, 1979

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

1979 JAN 10 PH 3:46

Thomas A. Scarborough, Jr.
JUDGE OF PROBATE

Elmer H. Davis (SEAL)
Elmer H. Davis

Margaret Lucille Davis (SEAL)
Margaret Lucille Davis

STATE OF ALABAMA
Shelby COUNTY }

General Acknowledgment

I, _____ a Notary Public in and for said County,
in said State, hereby certify that Elmer H. Davis and wife, Margaret Lucille Davis

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 10th day of January



19790111000003650 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/11/1979 12:00:00AM FILED/CERT

Eva D. Mooney
Notary Public