This instrument was prepared by: 709

Walter Cornelius, Attorney at Law, 414 Woodward Building, Birmingham, Alabama 35203

WARRANTY DEED, WITHOUT SURVIVORSHIP

19790817000105960 1/2 \$.00 Shelby Cnty Judge of Probate, AL 08/17/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of One Dollar and other good and valuable consideration to the undersigned grantors, Eugenia C. Clemore and husband, Lynn A. Clemore, in hand paid by Walter Cornelius, the receipt whereof is acknowledged, we the said Eugenia C. Clemore and husband, Lynn A. Clemore, do grant, bargain, sell and convey unto the said Walter Cornelius and undivided one-half (1/2) interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the NE 1/4 of the SW 1/4 Section 16, T-19-S, R-1-W, thence run South along the East line of said 1/4 1/4 Section a distance of 245.50 feet; thence turn an angle of 106 deg. 06 min. 09 sec. to the right and run a distanceof 72.37 feet; thence turn an angle of 44 deg. 25 min. to the left and run a distance of 102.41 feet; thence turn an angle of 40 deg. 12 min. to the left and run a distanceof 158.80 feet; thence turn an angle of 35 deg.09 min. to the right and run a distance of 362.77 feet to the point of beginning; thence turn an angle of 12 deg. 35 min. to the left and run a distance of 134.45 feet; thence turn an angle of 21 deg. 30 min.to the right and run a distance of 129.30 feet; thence turn an angle of 67 deg. 10 min. to the right and run a distance of 129.76 feet; thence turn an angle of 91 deg. 26 min. to the right and run a distance of 253.66 feet; thence turn an angle of 88 deg. 34 min. to the right and run a distance of 176.72 feet to the point of beginning. Situated in the NE 1/4 of the SW 1/4 Sec.16, T-19-S, R-1-W, Huntsville Meridian, Shelby County, Alabama, and containing 1.00 acre.

Less and except the following described parcel:

Commence at the NE corner of the NE 1/4 of the SW 1/4 of Sec. 16, T-19-S, R-1-W, thence run South, along the East line of said 1/4 1/4 Sec., a distance of 245.50 feet., thence turn an angle of 106 deg. 06 min. 09 sec. to the right and run a distance of 72.37 feet. thence turn an angle of 44 deg. 25 min. to the left and run a distance of 102.41 feet, thence turn an angle of 40 deg. 12 min. to the left and run a distance of 158.80 feet, thence turn an angle of 35 deg. 09 min. to the right and run a distance of 362.77 ft., thence turn an angle of 12 deq. 35 min. to the left and run a distance of 12.00 ft., to the point of beginning, thence continue in same direction, a distance of 122.45 ft., thence turn an angle of 21 deg. 30 min. to the right and run a distance of 129.30 ft., thence turn an angle of 18 deg. 57 min. 30 sec., to the left and run a distance of 37.31

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is approximately \$150.

feet, thence turn an angle of 123 deg. 57 min. 41 sec. to the right and run a distance of 140.60 feet, thence turn an angle of 40 deg. 08 min. 02 sec. to the right and run a distance of 50.58 ft., thence turn an angle of 16 deg. 57 min. 57 sec. to the right and run a distance of 144.55 feet, thence turn an angle of 85 deg. 23 min. 03 sec. to the right and run a distance of 164.69 feet, to the point of beginning. Situated in the NE 1/4 of the SW 1/4 of Sec. 16, T-19-S, R-1-W, Shelby County, Alabama, and contaning 0.85 acres.

Subject to all easements of records.

TO HAVE AND TO HOLD, To the said Walter Cornelius and his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Walter Cornelius and his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrator shall warrant and defend the same to the said Walter Cornelius and his heirs and assigns forever, against the lawful claims of all persons.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eugenia C. Clemore and husband, Lynn A. Clemore, 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 3 12	day of
- Line	, 1979.		Ahna Shrasher
		NOTARY PUBLI	Masher Masher