

HARRISON, CONWILL & HARRISON

P. O. BOX 557

Columbiana, Alabama 35051

198004170004470 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL

04/17/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Marvin G. Autry and wife, Patsey H. Autry

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

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

Commence at the NW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 West, thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ For 91.65 feet; thence turn an angle right of 270 degrees 00 minutes and run 191.28 feet to the point of beginning; thence turn an angle right of 138 degrees 03 minutes and run 65.93 feet; thence turn an interior angle left of 270 degrees 00 minutes and run 9.30 feet; thence turn an interior angle left of 90 degrees 00 minutes and run 68.90 feet; thence turn an interior angle left of 90 degrees 00 minutes and run 54.88 feet; thence turn an interior angle left of 213 degrees 16 minutes and run 66.09 feet; thence turn an interior angle left of 53 degrees 48 minutes and run 173.28 feet; thence turn an interior angle left of 91 degrees 46 minutes and run 91.94 feet to the point of beginning.

Said premises is accessed by virtue of an ingress-egress easement having a centerline description as follows: Commence at the NW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 West, thence run 91.65 feet along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ in an Easterly direction; thence turn an angle right of 270 degrees 00 minutes and run 191.28 feet; thence turn an angle right of 138 degrees 03 minutes and run 65.93 feet; thence turn an angle left of 270 degrees 00 minutes and run 9.30 feet; thence turn an angle left of 90 degrees 00 minutes and run 68.90 feet; thence turn an angle left of 90 degrees 00 minutes and run 41 feet to the point of beginning; thence turn an angle right of 143 degrees 00 minutes and run 73 feet; thence turn an angle right of 189 degrees 00 minutes and run 29 feet; thence turn an angle right of 186 degrees 00 minutes and run 150 feet to a point on the Easterly R/W of Shelby County Highway No. 47, which point marks the intersection of said ingress-egress easement and the aforementioned public highway.

Situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements and rights-of-way of record.

This deed is given to correct that certain deed dated July 17, 1979 and recorded in Deed Book 320, Page 801, in the Probate Office of Shelby County, Alabama

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 27th day of

March, 19 80.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(SEAL)

Rec'd 150

Jud 1-00

Marvin G. Autry

(SEAL)

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