

This instrument was prepared by

374

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19800612000064680 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
06/12/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS: 2000

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, Hazel Talton and husband, James Talton, and Lorene Holden and husband, W. A. Holden

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

Lorene Ruston Holden

(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 NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Sec. 5, Township 22 South, Range 1 East, thence run East along the North line of said $\frac{1}{2}$ $\frac{1}{2}$ Section a distance of 430.50 feet; thence turn an angle of 91 deg. 12 min. 50 sec. to the right and run a distance of 1628.50 feet to the point of beginning; thence continue in the same direction a distance of 597.24 feet; thence turn an angle of 89 den. 53 min. 12 sec. to the right and run a distance of 605.12 feet; thence turn an angle of 92 deg. 06 min. 02 sec. to the right and run a distance of 129.60 feet; thence turn an angle of 87 deg. 46 min. 57 sec. to the left and run a distance of 395.42 feet; thence turn an angle of 64 deg. 23 min. 03 sec. to the left and run a distance of 176.82 feet to the North margin of an existing 30 foot gravel road; thence turn an angle of 88 deg. 00 min. 12 sec. to the right and run along said road margin a distance of 593.17 feet to the East right-of-way line of Shelby County Hwy. No. 61; thence turn an angle of 91 deg. 58 min. 34 sec. to the right and run along said Hwy. R/W a distance of 799.77 feet to the P.C. of a right-of-way curve; thence run along said curve (whose Delta Angle is 5 deg. 22 min. 47 sec. to the left, Radius is 2856.51 feet, Tangent is 134.20 feet, Length of curve is 268.21 feet) to the P.T. of said curve; thence turn an angle of 95 deg. 06 min. 29 sec. to the right and run a distance of 1250.24 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 5, Township 22 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama, and containing 28.28 acres.

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 12th day of June, 1980

Lorene Holden (Seal)
Lorene Holden
Hazel Talton (Seal)
Hazel Talton (Seal)

William A. Holden (Seal)
W. A. Holden
James Talton (Seal)
James Talton (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 Lorene Holden and husband, W. A. Holden 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 12th day of June, A.D., 1980
Notary Public

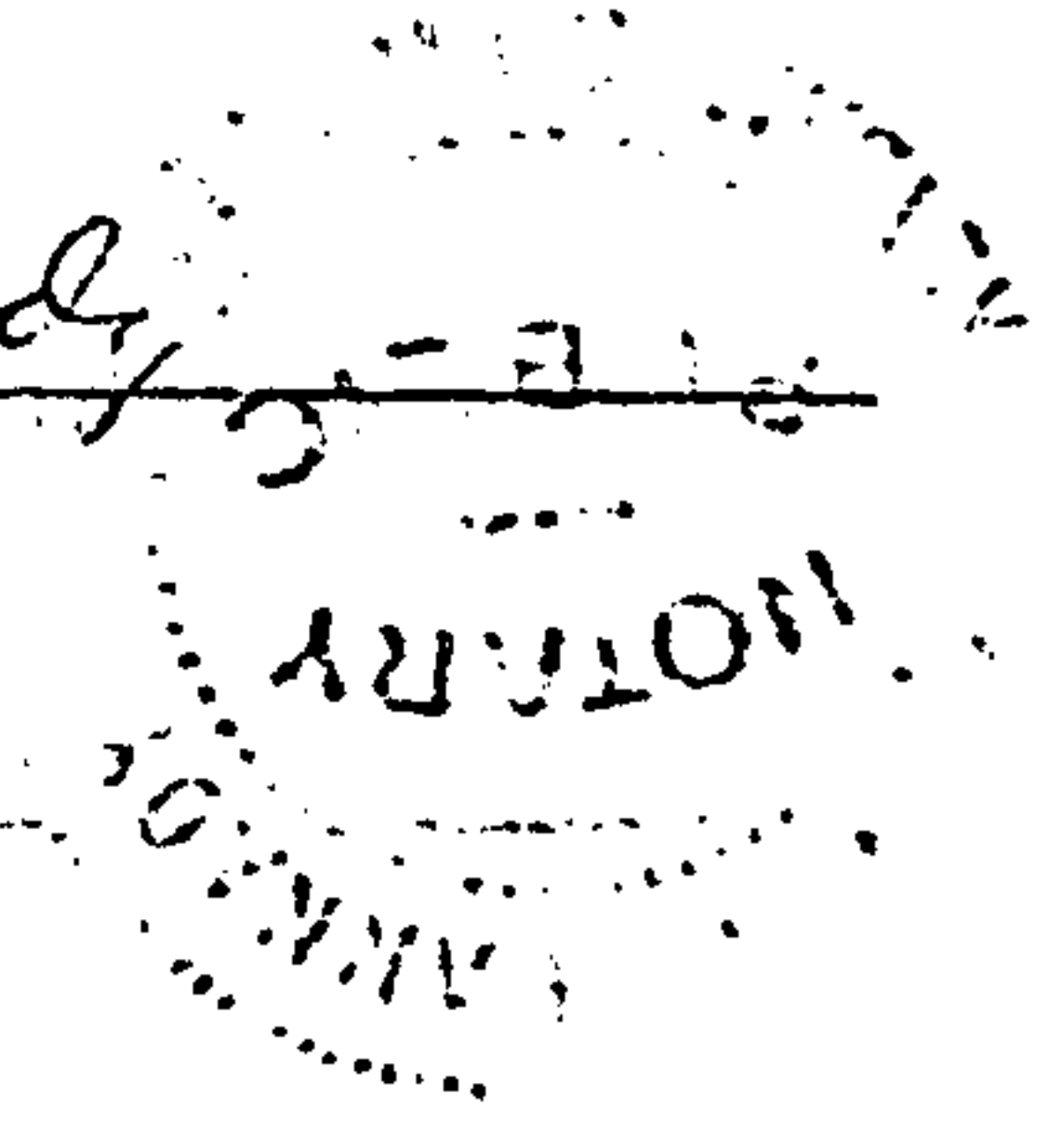
See other side for other acknowledgment

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hazel Talton and husband, James Talton, 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 12th day of June, 1980.

Dorothy Canvady
Notary Public



STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
FILED

1980 JUN 12 AM 9:38

James H. Shover, Jr.
JUDGE OF PROBATE

Deed 2.00
Rec. 4.00
Incl. 1.00
7.00

BOOK 326 PAGE 913

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$