

HARRISON, CONWILL & HARRISON
P. O. BOX 557
Columbiana, Alabama 35051

WARRANTY DEED

7500

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and no/100-----
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,
David Ray Reynolds, an unmarried man; Clovenski Reynolds and wife, Bobbie J. Reynolds

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

Louie Osborne

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

A tract of land located in the NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East, more particularly described as follows: Commence at the Southeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 34; thence South 87 degrees 30 minutes West along the South boundary of said forty 229.83 feet to the Northeasterly right-of-way of U.S. Highway No. 280; thence North 56 degrees 20 minutes West along the Northeasterly right-of-way of said highway 1350.0 feet; thence North 33 degrees 40 minutes East 150.0 feet; thence North 56 degrees 20 minutes West 125.0 feet to a point; thence run North 30 degrees 54 minutes East a distance of 264.39 feet to a point on the South line of lot sold to Isa Keith as described in Deed Book 130, Page 507 in the Probate Office of Shelby County, Alabama; thence run South 79 degrees 22 minutes West along said Keith lot a distance of 60 feet to the point of beginning of the property herein described; thence run South 35 degrees 20 minutes West a distance of 240.65 feet along the West line of the William Rayfield lot as described in Deed Book 296, Page 262, in said Probate Office; thence run North 56 degrees 20 minutes West a distance of 200 feet along the Northeast line of the Olin Abbott lot to a point on the Southeast line of Lot 1, McCall Subdivision; thence North 33 degrees 40 minutes East along the Southeast line of Lot 1 a distance of 116.44 feet to the Northeast corner of said Lot 1; thence North 56 degrees 20 minutes West a distance of 300 feet to the Northermost corner of Lot 5 of McCall Subdivision; thence run North 37 degrees 01 minutes East a distance of 34.72 feet along the East line of lot conveyed to E.O. Drake in Deed Book 296, Page 573 in said Probate Office, to a point on the South line of lot sold to W.J. Trucks as described in Deed Book 128, Page 520, in said Probate Office; thence run in an Easterly direction along the South line of said Trucks lot a distance of 165 feet to the Southeast corner of said lot; thence Northerly along the East line of said Trucks lot 210 feet to the South line of Kymulga Ferry Road; thence in an Easterly direction along the South line of Kymulga Ferry Road to the Northwest corner of the lot sold to Isa Keith as described in Deed Book 130, Page 507 in said Probate Office; thence South along the West line of the Keith lot 315 feet to the Southwest corner of said Keith lot; thence Easterly along the South line of Keith lot to the point of beginning.

LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE

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 28th
day of June, 19 83

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED IS VALID

(SEAL)

David Ray Reynolds
David Ray Reynolds

(SEAL)

(SEAL)

Clovenski Reynolds
Clovenski Reynolds

(SEAL)

(SEAL)

Bobbie J. Reynolds
Bobbie J. Reynolds

(SEAL)

STATE OF

ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority

a Notary Public in and for said County,

in said State, hereby certify that

David Ray Reynolds, an unmarried man; Clovenski Reynolds and wife, Bobbie J. Reynolds

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 28th day of

June

A.D. 19 83

Notary Public

Commence at the Southeast corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 19, Range 2 East and run thence South 87 degrees 30 minutes West 229.83 feet to the Easterly right-of-way line of U.S. Highway 280; thence North 56 degrees 20 minutes West along said right-of-way line 1870.0 feet to an iron pin to the point of beginning of the land herein described; thence North 33 degrees 40 minutes East 266.4 feet; thence North 56 degrees 20 minutes West 180 feet; thence turn an angle of 90 degrees to the left and run 236.42 feet to the North right-of-way line of Chancellor Ferry Road; thence run in a Southeasterly direction along said right-of-way line of said Chancellor's Ferry Road a distance of 87.30 feet to its point of intersection with the Northeast right-of-way line of U.S. Highway 280; thence along the North east right-of-way line of said Highway 280 a distance of 98.0 feet to the point of beginning. This is a description of Lots 3,4, and 5 of McCall Subdivision made by James L. Ray, Jr., in March of 1957.

ALSO, Commence at the Southeast corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 19, Range 2 East and run South 87 degrees 30 minutes West 229.83 feet to the Easterly right-of-way line of U.S. Highway No. 280 (also known as Ala. Highway 91) and run North 56 degrees 20 minutes West, along said right-of-way line 1750 feet to an iron pin to the point of beginning of the land herein conveyed, which point of beginning is the Westmost corner of a lot known as the Abbott lot; thence North 33 degrees 40 minutes East 266.44 feet to an iron pin; thence North 56 degrees 20 minutes West 120 feet; thence South 33 degrees 40 minutes West 266.40 feet to the Easterly right-of-way line of said Highway 280; thence along same South 56 degrees 20 minutes East 120 feet to the point of beginning. All being situated in Shelby County, Alabama.

BOOK 348 PAGE 136

STATE OF ALA. SHELBY CO.
1983 JUN 28 PM 1:44

Judge of Probate

Deed TAX .50
Rec 3.00
Ind 1.00
4.50

WARRANTY DEED

Recording Fee \$

Deed Tax \$

This Deed furnished by

HARRISON, CONWILL & HARRISON

P. O. BOX 557

Columbiana, Alabama 35051