

1070  
WARRANTY DEED

This instrument was prepared by Steven R. Sears, attorney, 27 South Main Street, BX 557, Montevallo, AL 35115+0557, without benefit of title evidence.

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of twenty thousand dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Marvin Dale Russell and wife Bennie Ruth Russell, of Rt 1, BX 152, Montevallo, AL 35115 (herein referred to as grantor, whether one or more) do grant, bargain, sell, and convey unto Elmer E. Hahn, a married man, of Rt 1, BX 257, Columbiana, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

The house and lot at 383 Wilson Drive, Montevallo, Alabama, more fully described as:

Beginning at the center corner of §3, Twp 24N, R12E as a point of reference. Thence N with the land line N 1°35' W 838.6 feet to a point 30 feet S of the center line of the Calera-Centreville Highway. Thence N 85°50' W 322 feet along with and parallel to said highway to the NE corner of lot No. 1. Thence S 4°11' E 120 feet. Thence S 85°49' W 245 feet to the SE corner of Lot No. 2 which is the NE corner of Lot No. 4 herein conveyed. Thence S 85°49' W 172 feet; thence S 17°58' E 34 feet; thence S 72°02' W 30 feet; thence S 4°11' E 60 feet to the SW corner; thence N 85°49' E 195 feet to the SE corner; thence N 4°11' W 100 feet to the NE corner or point of beginning.

Source of title: Warranty deed from P. C. Wilson to A. L. Wilson executed 12 January 1950, and recorded in the Shelby County Probate Office 13 January 1959, at Deed Book 140, page 69. From A. L. Wilson to his widow Pearl Wilson, thence to grantors via warranty deed executed 31 May 1972 and recorded in the Shelby County Probate Office at Deed book 274, page 525. Unchallenged possession by grantors since 1972.

To have and to hold to the said grantee, his, her or their heirs and assigns forever.

I Marvin Dale Russell and wife Bennie Ruth Russell do for myself and for my heirs, executors, and administrators covenant with the said grantee, his, her, or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have set my hand and seal, this 21 July 1983.

Witness:

*Steve Sears* Notary Public, State of Alabama  
JUL 26 PM 4:10  
see Mtg 434-261

*Marvin Dale Russell* (Seal)  
Marvin Dale Russell

*Bennie R. Russell* (Seal)  
Bennie Ruth Russell

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Marvin Dale Russell and wife Bennie Ruth Russell, whose names are signed to the foregoing conveyance, and who are (made) 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 21 July 1983.

*Steve Sears*  
Notary public