

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

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----Dollars
and exchange of like-kind property of equal value

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Clyde Sellers and wife, Nina G. Sellers

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

Iris S. Morton

an undivided one-half interest in and to

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Commencing at the Northwest corner of the Lot No. 6 of Hill's Subdivision as shown by map of said subdivision recorded in Map Book 3, Page 142 in the Probate Office of Shelby County, Alabama, and from said point run East 1005 feet, more or less, to the East line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 21 South, Range 2 East; then turn left and run North along said East line 339.23 feet, more or less, to the Northeast corner of the lot conveyed by Iris Spearman Morton, a widow, and Muriel Spearman Hill, a widow, to Travis H. Cox and Edna Marie Cox in deed recorded in Deed Book 214, Page 660, in the Probate Office of Shelby County, Alabama, said point being the point of beginning; then turn an angle of 91 deg. 07 min. to the left and run West along the North line of said Cox lot and extension thereof, parallel with the North line of Spearman Street a distance of 998.35 feet, more or less, to the East ROW line of Spearman Street; then turn right and run Northwesterly and along said ROW line to the Southeast corner of the lot conveyed to Muriel Spearman Hill, a widow and Iris Spearman Morton, a widow, to Karl C. Harrison, in deed recorded in Deed Book 199, Page 509 in the Probate Office of Shelby County, Alabama, said point being a point on the Northeasterly ROW line of Spearman Street a distance of 175 feet from the intersection of said ROW and the Southeast ROW line of Alabama Highway No. 25; then turn an angle of 90 deg. to the right and run 323.7 feet to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; then turn right and run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; then turn right and run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the point of beginning. Situated in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 6, Township 21 South, Range 2 East.

ALSO, beginning at the Northwest corner of Lot No. 6 of Hill's Subdivision, as shown by map of said subdivision recorded in Map Book 3, Page 142, in the Probate Office of Shelby County, Alabama, and run South along the West line of said lot and Lots 5, 4 and 3 of said subdivision a distance of 423.55 feet; then turn an angle of 89 deg. 02 min. right and run West 358.36 feet; then turn an angle of 90 deg. right and run North 20 feet; then turn 90 deg. left and run West 110 feet; then turn 90 deg. left and run South 20 feet; then turn 90 deg. right and run West 180 feet to an iron bar; then turn right and run Northeast, parallel with the Southeast ROW line of Alabama Highway No. 25 a distance of

SEE REVERSE SIDE FOR REMAINDER OF DESCRIPTION

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 21st

day of January, 19 84.

(SEAL)

Clyde Sellers

(SEAL)

(SEAL)

Nina G. Sellers

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Jefferson

COUNTY }

General Acknowledgment

I, the undersigned authority,

a Notary Public in and for said County,

in said State, hereby certify that

Clyde Sellers and wife, Nina G. Sellers

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 21st day of January

A.D. 19 84

William R. Jettis

Notary Public

Harrison & Conwill

654.62 feet; then turn 90 deg. right and run 130 feet; then turn 90 deg. left and run 279.15 feet to the Southwest ROW line of Spearman Street; then turn an angle of 88 deg. 26 min. right and run 39.29 feet along said ROW line; then turn an angle of 60 deg. 26 min. to the right and run South 291.08 feet; then turn 90 deg. left and run 20 feet, more or less, to the point of beginning. Situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama.

BEING ALL OF THE REMAINING J. A. SPEARMAN PROPERTY LYING EAST OF ALABAMA STATE HIGHWAY NO. 25.

RECORDED AT SHELBY CO.
THIS
1984 JAN 30 AM 11:07

Deed Tax 10.00
Rec 3.00
Ind. 1.00
14.00

J. A. Spearman, Jr.
JUDGE OF PROBATE

BOOK 353 PAGE 18

WARRANTY DEED

Recording Fee \$

Deed Tax \$

This Deed furnished by

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