

1265
SEND TAX NOTICE TO:

(Name) Jeanette Niven

(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHT THOUSAND AND NO/100 (\$8,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
James I. Harrison and wife, Elizabeth C. Harrison

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

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

Beginning at the NE corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 25, Township 21, Range 1 West and running thence South 47 deg. West 880.0 feet; thence South 50 deg. West - 152 feet to the point of beginning; thence South 50 deg. West 152.0 feet; thence South 34 deg. 28 min. East 181.4 feet; thence North 67 deg. 12 min. East 133.0 feet; thence North 39 deg. South 3 min. West 223.7 feet to point of beginning.

Said lot being more particularly described as follows:

Commencing at the point of intersection of North right of way line of East College Street with the West right of way line of an alley leading from East College Street and running in a Northwesterly direction to the Columbiana and Wilsonville Highway, being Alabama State Highway No. 25, and run thence in a Southwesterly direction along North right of way line of said East College Street a distance of 132.5 feet to the SW corner of the Harold Harlin residence lot for a point of beginning of the lot herein described and conveyed; continue thence in a Southwesterly direction along the North right of way line of said East College Street a distance of 133 feet, more or less, to the SE corner of the Mrs. Rosa Teague lot; run thence in a NW direction along the line dividing the Rosa Teague lot from the lot herein described a distance of 181.4 feet more or less to the South right of way line of Columbiana and Wilsonville Highway known as Alabama Highway No. 25 as aforesaid a distance of 152 feet more or less to the NW corner of the Harold Harlin residence lot; run thence in a SE direction and along the West line of of the Harold Harlin residence lot a distance of 223.7 feet, more or less, to the point of beginning and being the SW part of Lot No. 82, according to W. J. Horsley's Map of the Town of Columbiana, Alabama and being a part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 25, Township 21, Range 1 West, situated in Columbiana, 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 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 20th day of September, 1985.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 SEP 20 PM 3:59

Judge of Probate

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(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 James I. Harrison and wife, Elizabeth C. Harrison 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 20th day of September, A. D., 1985.

Peggy J. Letson