

WARRANTY DEED

500.00

This instrument was prepared by Steven R. Sears, attorney, 11 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 love and affection and to confirm previous transactions, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Percy Allen, a married man, of Rt 1, BX 58C, Montevallo, AL 35115 (herein referred to as grantor, whether one or more) do grant, bargain, sell, and convey unto Percy Allen, a married man, of Rt 1, BX 58C, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NW $\frac{1}{4}$ of §4, Twp 22S, R3W, Shelby County, Alabama described as: Commence at a point on the N end of a concrete bridge over Woods branch and the W edge of the asphalt pavement of the Montevallo-Elyton Road (Shelby Co Hwy 17) thence run North-Northeasterly along the said W edge of said road a distance of 778.0 feet to a point, thence run bearing S 84°46'W a distance of 29.96 feet to a point on the W ROW line of Shelby Co Hwy 17 and the point of beginning of the property being described; Thence continue along last described course 306.86 feet to a point in the center of the Woods branch, thence 118°22' right and run along center of branch 73.12 feet to a point, thence 22°32' left and continue along center of branch 26.0 feet to a point, thence 32°20' left and continue along center of branch 96.0 feet to a point, thence 116°30' right and run Northwesterly 345.80 feet to a point on the W ROW line of Shelby Co Hwy 17, thence 100°46' right and run South-Southwesterly 179.28 feet to the point of beginning, containing 1.23 acres.

According to a survey by Joseph E. Conn., Jr., Ala Reg #9049, 09 February 1981.

Less and except a lot 100 feet by 100 feet in the NE corner thereof described as follows: begin at the NE corner of the lot described above and run W along the N property line a distance of 100 feet, thence turn to the left and run S a distance of 100 feet parallel to the ROW line of Shelby County Highway 17, thence turn to the left and run E parallel to the N boundary of the property described above 100 feet to a point, thence turn left and run N to the point of beginning.

This being the same land conveyed by a sheriff's deed dated 12 August 1985.

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

I Percy Allen, a married man 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 01 November 1985.

Witness:

Steve Sears

Percy Allen (Seal)
Percy Allen

BOOK
047 PAGE 369

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Percy Allen, a married man, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 01 November 1985.

Steve Law My commission expires 12 February 1986
Notary public

STATE OF ALABAMA BY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 NOV -1 AM 11:31

Thomas C. Anderson, Jr.
JUDICIAL CLERK

Deed tax .50
Rec. 5.00
Index 1.00

6.50

BOOK 047 PAGE 370