

1557

THIS INSTRUMENT PREPARED BY: JOHN MARTIN GALESE, P.A.
P.O. Box 75061
Birmingham, Alabama 35253

WARRANTY DEED (Without Survivorship)

VALUE: \$19,438.96

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SHELBY)

That in consideration of \$1.00 Dollars to the undersigned grantors ELIZABETH A. MAHLER, an unmarried woman, and JANICE M. MAHLER, an unmarried woman, in hand paid by ARTHUR P. BOLTON, III, and wife, KATHY BOLTON, the receipt whereof is hereby acknowledged, the said ELIZABETH A. MAHLER, an unmarried woman and JANICE M. MAHLER, an unmarried woman, does grant, bargain, sell and convey unto the said ARTHUR P. BOLTON, III and wife, KATHY BOLTON, a 5/100th interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBITS "A"; "B"; and "C" for complete legal, less and except all of such property heretofore conveyed by KATHERINE W. BOLTON to Arthur P. Bolton, Jr., and wife, Mildred L. Bolton, prior to 1980.

TO HAVE AND TO HOLD, to the said GRANTEEES, their assigns forever.

And I we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances (except as above noted), that I we have a good right to sell and convey the same as aforesaid; that I we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 4 day of Nov., 1985.

WITNESS:

John D. Mahler

Elizabeth A. Mahler
ELIZABETH A. MAHLER

John D. Mahler

Janice M. Mahler
JANICE M. MAHLER

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that ELIZABETH A. MAHLER, an unmarried woman and JANICE M. MAHLER, an unmarried woman, whose names 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, the same was executed voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 04 day of November, 1985.

Steve Sears

My commission expires 16 February 1986
NOTARY PUBLIC

The south 1/3rd of the north 1/2 of the southwest 1/4 of Section 25, Township 21, Range 3 West, west of the Billie Harless Road, and all of the south 1/2 of the southwest 1/4 of said Section 25, west of said Billie Harless Road, and all of the North 1/2 of the northwest 1/4 of Section 36, lying north and west of Montevallo and Longview Road, said lands being otherwise described as follows: Begin at a point where the east and west line between the lands of John N. Wyatt and the lands known as the R.E. Glasgow lands intersects with the Billie Harless Road in the northeast 1/4 of the southwest 1/4 of Section 25, Township 21, Range 3 West; run thence South, along said Road to a point where the same intersects the Longview and Montevallo Road; thence in a southwesterly direction along said Longview and Montevallo Road to a point where the said Road intersects the west line of Section 36, Township 21, Range 3 West; thence north along said Section line and along the west line of said Section 25, to a point where the same is intersected by the east and west line between the said Glasgow lands and the lands of the said Wyatt; thence east, along said east and west line between said lands, to the point of beginning.

ALSO: 20 acres off the east side of southeast 1/4 of Section 26, Township 21, Range 3 West.

ALSO: 1 acre, more or less lying inside an angle made by the said Longview and Montevallo Road in the north 1/2 of the NW 1/4 of said Section 36, described as follows: Begin at the said angle to said Road and run southerly along the said Road 55 yards; thence northeasterly parallel with the other leg of said angle in said Road 85 yards; thence northerly parallel to the first mentioned leg of said angle 55 yards the said Longview and Montevallo Road; thence southwesterly along said Road 85 yards to the point of beginning.

Excepting, however, out of this conveyance 5 acres, more or less conveyed for the use of the school district number 35 in said County, and to the Trustees of Ebenezer Church as the conveyances appear of record in the office of the Judge of Probate of said County.

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"A"

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A certain parcel of land situated in the North half of the NW 1/4 of Section 36, Township 21, Range 3 West, Shelby County, Alabama, and more particularly described as follows: Commence at the point of intersection of the center line of what is known as the the Montevallo-Longview Road with the center line of what is known as the Harless Grave Yard Road, and from said point of beginning, run along the center line of said Montevallo-Longview Road, north 25 degrees 15 minutes West 860 feet thence south 79 degrees 40 minutes east 26.8 feet, thence north 69 degrees 30 minutes east 235.5 feet, thence north 29 degrees 30 minutes east 186.9 feet to the center of said Montevallo-Longview Road, thence continue along the center of said Road north 71 degrees 13 minutes east 496.8 feet, thence South 7 degrees 50 minutes east 857.6 feet to a gum tree on the north edge of said Harless Grave Yard Road, thence south 51 degrees 10 minutes west 113.5 feet to the center of said Grave Yard Road, thence continue along the center of said Grave Yard Road, south 58 degrees 40 minutes west 290.4 feet, thence continue along the center of said Grave Yard Road, south 62 degrees 40 minutes west 244.5 feet to the point of beginning containing 15 acres more or less.

There is excepted from this deed, the rights of way of said Roads above named.

" B "

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All that part of the Northwest Quarter of Section 36, Township 21, Range 3 West, which lies east of the centerline of the run of Spring Creek and south and east of road leading from the ford of the creek on Montevallo and Longview public road to grave yard known as the Harless grave yard, that that is to say the northern boundary of the tract hereby conveyed shall follow the center line of said public road from said ford northeasterly to the intersection of said line with the center line of road leading to said graveyard, thence following the center line of said graveyard to east line of said NW 1/4 of said Section, except right of way for roads in Section 36, Township 21, Range 3 West situated in Shelby County, Alabama

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>19.50</u>
Mineral Tax		_____
Recording Fee		<u>10.00</u>
Under Fee		<u>1.00</u>
TOTAL	\$	<u>30.50</u>

"C"

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

1985 DEC 27 PM 2:29

Thomas A. ...
JUDGE OF PROBATE