

1965

This instrument was prepared by

(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, AL 35236-0187



This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Palham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company



WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY SEVEN THOUSAND & 00/100th (\$37,000.00)

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

Louis O'Conner, Sr., a single man

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

Martha S. Wells, a single woman

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

County, Alabama, to-wit:

Shelby

See Exhibit "A" for legal description.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$26,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: 402 Mildred Street, Columbiana, Alabama 35051.

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 24th day of January, 1986

(SEAL)

Louis O'Conner, Sr.
Louis O'Conner, Sr.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

a Notary Public in and for said County,

I, THE UNDERSIGNED

in said State, hereby certify that Louis O'Conner, Sr., a single man

whose name(s) is signed to the foregoing conveyance, and who is 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 24th day of January, A.D. 1986

Notary Public

EXHIBIT "A"

That part of Lots 3, 4 and 5, in Block "A", as per Longshore's Addition to the Town of Columbiana, Alabama, known as College Park, a map of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, described as commencing at the Northwest corner of the SW 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West, and run thence South .03 deg. East a distance of 735.4 feet to the intersection of the West boundary of said Section 25 with the South curb line of Mildred Street, sometimes known as White House Street; run thence Northeasterly along said South curb line as follows: North 69 deg. East 604 feet; thence North 70 deg. and .04 min. East 360 feet; run thence North 72 deg. and 40 min. East a distance of 52 feet; run thence North 75 deg. 30 min. East 582 feet; run thence North 14 deg. and 30 min. West a distance of 50.7 feet to the point of beginning; run thence South 68 deg. and 17 min. West along the North edge of College Avenue 87.6 feet; run thence North 14 deg. and 30 min. West a distance of 142.2 feet; run thence North 68 deg. 17 min. East 87.10 feet; run thence South 14 deg. and 30 min. East along the West edge of Washington Street a distance of 143 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

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

1986 JAN 27 AM 10:58

Thomas W. Lawrence, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		11.00
Miscellaneous Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	17.00