

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

789

\$10,000.00

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 -----Dollars
and other good and valuable consideration

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

Nathan L. Mooney, unmarried

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

A. B. Brown

(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 NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 23, Township 21, Range 1 West, more particularly described as follows: Commence at a point on West side of Main Street in Town of Columbiana, 609 feet North of the Northeast corner of what is known as J. L. Peters residence lot (Now owned by B. L. Owen), said point being 15 feet, more or less, South of a large ditch or gully, which point is also the Northeast corner of the H. L. Nichols lot; thence Northerly along the West line of Main Street 345 feet to the point of beginning of lot herein described; thence 84 deg. 50 min. to left 150 feet; thence 95 deg. 10 min. to left 145 feet; thence 95 deg. 10 min. to right 262 feet; thence 84 deg. 50 min. to right 267 feet to West line of the right-of-way of the Southern Railroad; thence 44 deg. 20 min. to the right 74.2 feet along Western right-of-way of said railroad; thence 53 deg. to right 373 feet to Western line of Columbiana-Chelsea Highway, also known as Main Street; thence 84 deg. 50 min. to right along the Western right-of-way of said highway 168 feet to point of beginning, containing 2.54 acres, more or less.

Grantor's address:

Route 2, Box 78
Columbiana, Alabama 35051

Grantee's address:

A. B. Brown Lumber Company
Columbiana, Alabama 35051

BOOK 071 PAGE 690

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 8th
day of May, 19 86.

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

1986 MAY 13 AM 9:29

(SEAL)

Nathan L. Mooney
Nathan L. Mooney

(SEAL)

(SEAL)

(SEAL)

1. Deed Tax 1.00

2. Mtg Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

General Acknowledgment

a Notary Public in and for said County,

I, the undersigned authority,
in said State, hereby certify that Nathan L. Mooney, unmarried

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 8th day of May, A.D. 19 86

CONV JUSTICE

Notary Public