

549

SEND TAX NOTICE TO:

(Name) Mr. Clarence Edward Boutwell, Jr.
Route 1, Box 41-B
(Address) Columbiana, Alabama 35051

This instrument was prepared by
(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

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 TWENTY THOUSAND and NO/100 ----- (\$20,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, BERTHA LOUISE MOON, a widow; NAN MOON BROWN, a widow; PATRICIA MOON MAYERHOFER, a married woman; ETHEL LOIS MOON, a widow; ANN MOON HAFF, a married woman; WILLIAM DEE MCDANIEL, an unmarried man; and, DONNA LYNN MCDANIEL, an unmarried woman, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

CLARENCE EDWARD BOUTWELL, JR.

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

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 21, Range 1 West, Shelby County, Alabama, and thence run along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section South 86 degrees, 10 minutes West 808 feet; thence South 3 degrees East 335.2 feet; thence South 89 degrees 20 minutes West 305 feet; thence South 17 degrees 15 minutes West 302 feet, to the North line or margin of East College Street, also known now as Kingdom Road and as Shelby County Highway #28; thence along the North line or margin of said Kingdom Road 73 degrees 15 minutes West 490 feet; thence North 28 degrees 45 minutes West 314.3 feet to the South line or margin of the Columbiana-Wilsonville Highway, known now as Alabama Highway #25, which is the point of beginning of the lot herein conveyed, thence along the South line or margin of said Columbiana-Wilsonville Highway, North 49 degrees 15 minutes East 150 feet; thence South 28 degrees 45 minutes East 150 feet; thence South 49 degrees 15 minutes West 150 feet; thence North 28 degrees 45 minutes West 150 feet to the point of beginning.

Subject only to the following encumbrances and easements: Ad valorem taxes for 1987 and subsequent years; to existing public easements serving the above described real property; and, to all rights-of-way and easements of record in the Office of the Judge of Probate of Shelby County, Alabama.

All improvements on this property are sold and conveyed AS IS.

The above described real property constitutes the homestead of Bertha Louise Moon, who is the unremarried widow of William Henry Moon, deceased; however, this real property constitutes no part of the homestead of the other Grantors, or the spouse, if any, of any such Grantor.

CONTINUED ON REVERSE SIDE

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. There is no warranty or representation as to the condition or quality or quantity of any improvement upon this real property or any part or portion of this real property.

IN WITNESS WHEREOF, we have hereunto set our hands and seal(s), this 1st day of December, 1986.

GRANTORS:

Bertha Louise Moon (Seal)
Bertha Louise Moon

Nan Moon Brown (Seal)
Nan Moon Brown

Patricia Moon Mayerhofer (Seal)
Patricia Moon Mayerhofer

Ethel Lois Moon (Seal)
Ethel Lois Moon

Ann Moon Haff (Seal)
Ann Moon Haff

William Dee McDaniel (Seal)
William Dee McDaniel

Donna Lynn McDaniel (SEAL)
Donna Lynn McDaniel
General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, William M. Morton, a Notary Public in and for said County, in said State, hereby certify that Bertha Louise Moon, a widow,

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this 1st day, that, being informed of the contents of the conveyance her executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, A. D., 1986.

W. M. Morton

William M. Morton

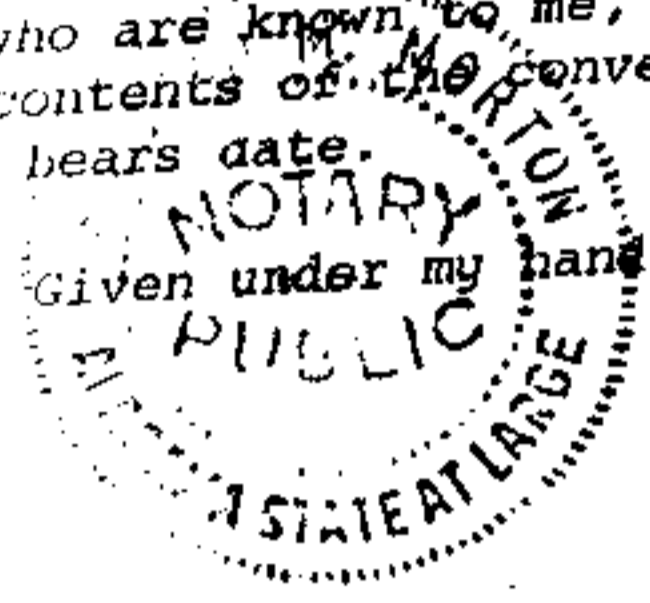
BOOK 103 PAGE 481

CONTINUATION OF DEED

\$20,000.00 of the consideration for this deed was paid from the proceeds of a loan by First National Bank of Columbiana to the Grantee herein, which loan is secured by a purchase money mortgage from the Grantee herein to First National Bank of Columbiana.

STATE OF ALABAMA)
SHELBY COUNTY)
GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nan Moon Brown, a widow; Patricia Moon Mayerhofer, a married woman; the Lois Moon, a widow; William Dee McDaniel, an unmarried man; and, Donna Lynn McDaniel, 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, they executed the same voluntarily on the day the same bears date.

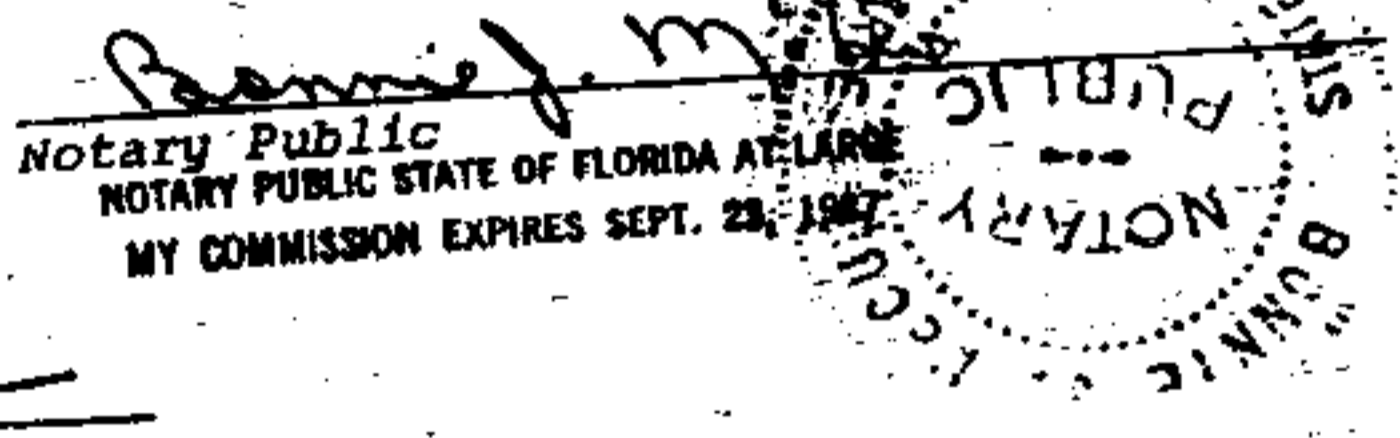


Given under my hand and official seal this 10 day of December, 1986.
Stephen M. Roberts
Notary Public My Commission Expires August 4, 1987

STATE OF FLORIDA)
COUNTY OF)
GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ann Moon Haff, a married woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of November, 1986.



BOOK 103 PAGE 482

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1986 DEC -4 PM 5:39
Thomas A. [Signature]
JUDGE OF PROBATE

1. Deed Tax	\$	<u> </u>
2. Mtg. Tax		<u> </u>
3. Recording Fee		<u>5.00</u>
4. Indexing Fee		<u>6.00</u>
TOTAL		<u>11.00</u>

RETURN TO:

TO
WARRANTY DEED
STATE OF ALABAMA,
County.

Judge of Probate
LAWYERS TITLE INSURANCE CORPORATION
Title Insurance
BIRMINGHAM, ALA.
DEED TAX \$
RECORD FEE \$
TOTAL \$