

1291

This instrument was prepared by:
(Name) Charles L. Kerr, Attorney
(Address) 117 9th Street NE
Leeds, Ala. 35094

Send Tax Notice to:
(Name) Ronald D. Harris
(Address) Rt. 1, Box 1044
Leeds, Ala. 35094

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY } KNOW ALL MEN BY THESE PRESENTS,

- Ten -

DOLLARS

That in consideration of

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Ollie Ophelia Bowdoin and Braxton C. Bowdoin, both single persons,
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Ronald D. Harris

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

From the Southwest corner of NE 1/4 of the SW 1/4 of Section 4, Township 18 South, Range 1 East, run North 2 deg 21 min. West, along the 1/4 1/4 line, 299.2 feet to a point on the Southerly right-of-way boundary of the Lowery Gap Road and the point of beginning of property herein described; thence South 70 deg. 09 min. West along said road boundary 52.93 feet to an iron at the North corner of the W. C. Bowdoin fence and claim of possession; thence South 5 deg. 21 min. East along said fence 220 feet; thence continue along said fence South 8 deg. 40 min. West, 341 feet; thence North 36 deg. 00 min. East, 180 feet, more or less, to the West line of the SE 1/4 of the SW 1/4 of said Section; thence continue North 36 deg. 00 min. East, 320 feet to a point on the center line of the Old Columbian-Ashville Road; thence along said road North 11 deg. 18 min. East, 73.71 feet; thence continue along said road North 47 deg. 40 min. East, 129.46 feet to a point on the West-erly boundary of Alabama Highway No. 25; thence Northerly along the Westerly boundary of Alabama Highway No. 25, 95 feet to the Southerly boundary of the Lowery Gap Road; thence South 70 deg. 09 min. West, along said Southerly road boundary, 313.07 feet to the point of beginning; being a part of the Sw 1/4 of Section 4, Township 18 South, Range 1 East; and also; From the point where the South line of the NE 1/4 of SW 1/4 of Section 4 inter-sects the easterly boundary of Alabama Highway No. 25, at a 1/2 inch rebar, run South 69 deg. 43 min. 38 sec. West, 80.0 feet to a 3/8 inch rebar on the Westerly boundary of said highway and the point of beginning of property herein described; thence North 16 deg. 12 min. 45 sec. West, along said Westerly boundary, 304.9 feet to the center line of a drive-way between the store buildings; thence South 47 deg. 39 min. 58 sec. West along said

(Continued on back)

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 18th day of April, 19 89

(Seal) Ollie Ophelia Bowdoin (Seal)

(Seal) Braxton C. Bowdoin (Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON
JUDGE OF PROBATE
County } TOTAL
General Acknowledgment

I, the undersigned authority, _____ a Notary Public in and for said County,
in said State, hereby certify that O. Bowdoin
Ollie Ophelia Bowdoin and Braxton, both single persons,
whose name(s) are signed to the foregoing conveyance, and who are is 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 18th day of April, 19 89

BOOK 235 PAGE 712

Rt. 1, Box 1044
Leeds, Ala. 35094
Cora V. Bell

center line, 129.46 feet; thence South 11 deg. 17 min. 58 sec. West along said center line, 73.71 feet; thence South 53 deg. 33 min. 52 sec. East, to the East boundary of said driveway, 16.39 feet; thence South 49 deg. 12 min. 06 sec. East, 202.52 feet to a rebar along a fence; thence North 73 deg. 00 min. 58 sec. East, 30.15 feet to the point of beginning; being a part of the East 1/2 of SW 1/4 of Section 4, Township 18 South, Range 1 East; Subject to all existing rights-of-ways and easements wheter of record or not.

(This is a correction deed given solely for the purpose of correcting the description in those certain two deeds executed February 21, 1989 and recorded in said Probate Office in Book 227 at pages 784 and 785.)

BOOK 235 PAGE 713

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

89 APR 25 AM 8:57

Thomas A. Swanson Jr.
JUDGE OF PROBATE

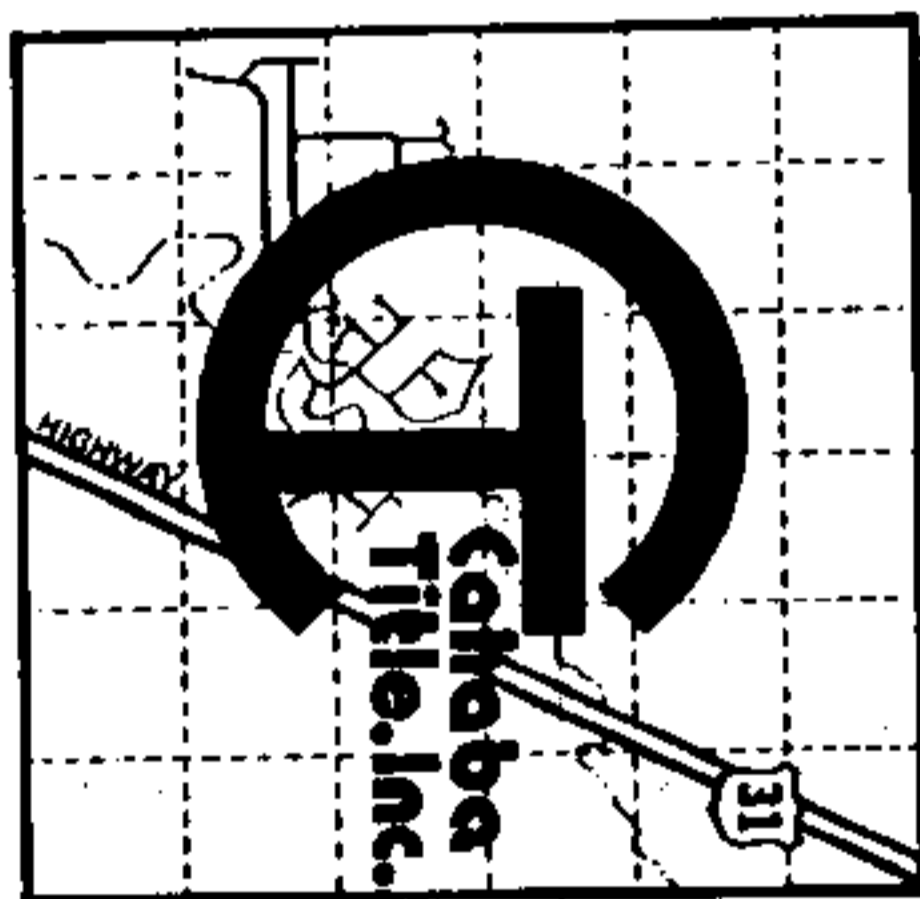
• 1. Deed Tax	<i>Corrected</i>
2. Mtg. Tax	
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>2.00</u>
TOTAL	<u>7.00</u>

Return to:

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$ \$

This form furnished by

Cahaba Title, Inc.

2068 Valleydale Road
Birmingham, Alabama 35244
Phone (205) 988-5600
LOCATED IN RIVERCHASE