

SEND TAX NOTICE TO:

(Name) City of Columbiana
P.O. Box 528
(Address) Columbiana, Alabama 35051

1401

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

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 ONE HUNDRED FIFTY THOUSAND AND NO/100 (\$150,000.00) DOLLARS AND THE EXECUTION OF A PURCHASE MONEY MORTGAGE AND NOTE IN THE AMOUNT OF \$50,000.00.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Richard H. McDow and wife, Beverly U. McDow, and Patricia McDow O'Quinn, a married woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
City of Columbiana, a municipal corporation

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

Commence at the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 511.82 feet to the point of beginning; thence continue South along the East line of the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section a distance of 1704.33 feet to the W. C. Billingsley lot; thence turn an angle of 92 degrees 09 minutes to the right and run along the North line of the said Billingsley lot a distance of 1396.17 feet; thence turn an angle of 87 degrees 08 minutes 30 seconds to the right and run a distance of 866.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 542 feet to the East line of Washington Street; thence turn an angle of 79 degrees 42 minutes to the right and run along the East line of Washington Street a distance of 544.53 feet; thence turn an angle of 100 degrees 18 minutes to the right and run a distance of 332.66 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 227.12 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 1723.92 feet, more or less, to the point of beginning. Situated in the West Half of the Southeast Quarter and the East Half of the Southwest Quarter of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

LESS AND EXCEPT THAT CERTAIN PARCEL PREVIOUSLY CONVEYED to Carl A. Jones and wife, Joyce Martin Jones as recorded in Deed Book 313, Page 949, in Probate Office, being more particularly described as follows: Commence at the Northeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 2205.43 feet to a point on the East right of way line of Washington Street; thence turn an angle of 100 degrees 18 minutes to the left and run South along the East right of way line of said Washington Street a distance of 750.98 feet to the point of beginning; thence continue in the same direction a distance of 483.55 feet; thence

(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.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 27th day of July, 1989

(Seal)

(Seal)

(Seal)

Richard H. McDow (Seal)
Beverly U. McDow (Seal)
Patricia McDow O'Quinn (Seal)
Richard H. McDow
Beverly U. McDow
Patricia McDow O'Quinn

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard H. McDow and wife, Beverly U. McDow, and Patricia McDow O'Quinn, a married woman whose name is 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 27th day of July, A. D., 1989

Lawrence H. Jones

turn an angle of 79 degrees 42 minutes to the left and run a distance of 231.46 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 475.76 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 317.91 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

Richard H. McDow
Richard H. McDow

Beverly U. McDow
Beverly U. McDow

Patricia McDow O'Quinn
Patricia McDow O'Quinn

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STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JUL 27 PM 2: 01

Thomas W. Swannick, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ NO TAX COLLECTED
2. Mtg. Tax	1.00
3. Recording Fee	5.00
4. Indexing Fee	3.00
TOTAL	9.00

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 \$