

1644

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(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 NINE THOUSAND & NO/100 (\$9,000) DOLLARS

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

Paul W. Smith, an unmarried man

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

Anthony D. Buse

(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 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 East Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the NE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 East, which said corner is marked by hub and iron axle, and run thence North 1 deg. West a distance of 400 feet to a point; run thence North 89 deg. East a distance of 194 feet to the point of beginning of the lot herein described and conveyed; run thence North 1 deg. West a distance of 50 feet to a point; run thence North 89 deg. East a distance of 165 feet to a point; run thence South 1 deg. East a distance of 50 feet; run thence South 89 deg. West a distance of 165 feet to the point of beginning. The above described property is otherwise described as the South 50 feet, except the East 35 feet thereof, of the property which was conveyed to George M. Buse and wife, by deed from Phyllis T. Taylor, a widow, by deed dated August 3, 1956 and recorded in Deed Book 181, page 345, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

BOOK 313 PAGE 164

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Shelby Cnty Judge of Probate, AL
06/27/1978 12:00:00AM FILED/CERT

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, I have hereunto set my hands(s) and seal(s), this 24th day of June, 1978.

Paul W. Smith (Seal)
(Paul W. Smith)

STATE OF ALA. SHELBY COUNTY (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

1978 JUN 27 AM 10:13 (Seal)
Rec. 150
and 100
250

Thomas G. [Signature]
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said county, in said State hereby certify that Paul W. Smith, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of June, A. D., 1978.

Gerst [Signature] of Childersburg

[Signature] My Commission Expires [Date] Notary Public.

