

(Name) Larry L. Halcomb, Attorney at Law

(Address) 3512 Old Montgomery Highway, Homewood, AL 35209

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19800606000062100 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/06/1980 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

(\$2,250.00)

That in consideration of Two thousand two hundred fifty and no/100—and the assumption of the mortgage recorded in Mortgage Book 369, page 661, in the Probate Office of Shelby County, Alabama.

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

Valentine W. Beavers, a single woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Donald F. Townsend and Barbara M. Townsend and Thomas N. Black and Faye G. Black

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

SHELBY

A tract of land situated in Section 28, Township 19 South, Range 1 West, Shelby County, Alabama more particularly described as follows: Commence at the S.W. corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama; thence Northerly along the West line of said SE $\frac{1}{4}$ 1, 708.64 feet to a point; thence 94 deg. 20' to the right 148.03 feet to the point of beginning of the property herein described; thence continue along last described course 280.0 feet to a point; thence 90 deg. to the left 50.0 feet; thence 85 deg. 47' to the right 188.92 feet to a point; thence 71 deg. 18' 30" to the left 55.41 feet to a point on the South R.O.W. line of U.S. Hwy. #280; thence Northwesterly along and contiguous with said South R.O.W. line 826 feet to a point 147.61 feet East of the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ line; thence Southerly and parallel with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ 760.32 feet to the point of beginning.

Mineral and mining rights excepted.

Less and except any part of subject property which lies within the boundaries of any roadway.

Subject to taxes for 1980.

Subject to rights of way of record.

Valentine W. Beavers and Valentine Wendy Beavers is one and the same person.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I ~~(XXX)~~ do for myself (~~XXXXXX~~) and for my (~~XXX~~) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am ~~XXXXXX~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I ~~(XXX)~~ have a good right to sell and convey the same as aforesaid; that I (~~XX~~) will and my (~~XX~~) 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 5 day of June, 1980.

Deed Tax 2.50
Rec 2.50
Jud 1.00
6.00

Valentine W. Beavers
VALENTINE W. BEAVERS

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Valentine W. Beavers, a single 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 5 day of June, A. D., 1980.

Larry L. Halcomb

Notary Public.

My Commission Expires January 23, 1982