

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

1500

WARRANTY DEED

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and no/100-----

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

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Ursula Kentrell Swain, Edmund Dewayne Swain, Courtney James Swain,  
Alvin Lamont Swain and Derrick Levell Swain

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

Commence at the Southwest corner of the Mary McCray lot and run North along the side of the said lot 420 feet; thence turn left and run West 105 feet; thence turn left and run South 420 feet to the North right-of-way of the Shelby County Highway No. 62; thence turn left and run East along the North right-of-way line of said Highway a distance of 105 feet to the point of beginning. Said parcel of real estate being one acre, more or less, and being situated in the E $\frac{1}{2}$  of the SW $\frac{1}{4}$ , Section 27, Township 19 South, Range 2 East, Shelby County, Alabama. Deed being recorded in Deed Book 220, Page 28, Judge of Probate Office of Shelby County, Alabama. LESS AND EXCEPT any existing road right-of-ways of record.

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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 19th  
day of February, 19 85.

Deed TAX .50  
Rec 2.50  
Jud 4.00  
7.00  
STATE OF ALA. SHELBY CO. (SEAL)  
I CERTIFY THIS  
INSTRUMENT WAS FILED (SEAL)  
1985 FEB 19 PM 2:18 (SEAL)

STATE OF ALABAMA  
SHELBY JUDGE OF PROBATE  
COUNTY

General Acknowledgment

I, the undersigned authority  
in said State, hereby certify that

a Notary Public in and for said County.

Joseph Swain, a widower

Whose name(s) 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 19th day of February

P. O. Box 411  
Harperville, AL 35078

Judy R. Davis  
Notary Public

