

1692

WARRANTY DEED

This instrument was prepared by Steven R. Sears, attorney, 11 South Main Street, BX 4 Montevallo, AL 35115+0004 without benefit of title evidence.

Please send tax notice to:

Jewel Dean Gray Rt 1, BX 100B Montevallo, AL 35115

30,000.00

State of Alabama) County of Shelby)

Know all men by these presents, that in consideration of love and affection, and a property settlement pursuant to a divorce decree, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Donald Bryce Gray, (herein referred to as grantor) do grant, bargain, sell, and convey unto Jewel Dean Gray, of Rt 1, BX 100B, Montevallo, AL 35115 (herein referred to as grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

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All that part of the hereinafter described tract of land situated W of the Montevallo and Ashville paved highway, to-wit: Commence at a point on the S line of the SE 1/4 of the NW 1/4 of §23, Twp 21S, R3W, where said line is intersected by the W right of way line of the Montevallo and Ashville Public Road, and run thence northwardly along the W right of way of line of said road for a distance of 28 rods to the point of beginning of the tract herein described: Thence run westerly parallel with the S line of said SE 1/4 of NW 1/4 of §23 for 270 feet to the point of beginning of the lot herein described: Thence continue W parallel with the S line of said 1/4§ a distance of 266 feet; thence run N parallel with the W right of way of said Montevallo-Ashville Public Road a distance of 198 feet to a point; thence turn to the right and run easterly parallel with the S line of said 1/4§ 266 feet to a point; thence turn to the right and run in a southerly direction parallel with the W line of said Montevallo-Ashville public road a distance of 198 feet to the point of beginning. Said lot lying in the SE 1/4 of the NW 1/4 of §23, Twp 21S, R3W, Shelby County, AL.

Source of title: a warranty deed executed in March 1977 and recorded in the Shelby County probate office on March 7, 1977, at book 304, page 94.

To have and to hold to the said grantee, her heirs and assigns forever.

I Donald Bryce Gray do for myself and for my heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this 28 April 1986.

Witness:

\_\_\_\_\_

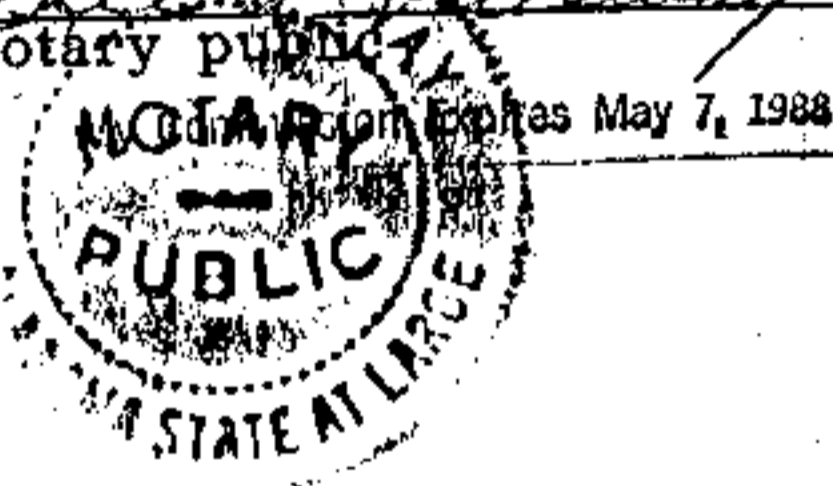
*Donald Bryce Gray* (Seal)  
Donald Bryce Gray

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Donald Bryce Gray, whose name is signed to the foregoing conveyance, and who is (made) 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 28 April 1986.

*Samuel H. Attaway*  
Notary public



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STATE OF ALA. SHELBY CO. AL  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1986 APR 28 PM 2:48

*Thomas A. Swindler, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ 30.00
2. Mtg. Tax	_____
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	36.00