

343

This instrument was prepared by:  
(Name) BILLY J. HAND, JR  
(Address) SUITE 300 N  
ONE PERIMETER PK 80.  
BIRMINGHAM AL 35243

Send Tax Notice to:  
(Name) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WARRANTY DEED

\$ 57,500

STATE OF ALABAMA

SHELBY

COUNTY) KNOWN ALL MEN BY THESE PRESENTS,

The consideration of A Certain 160 acre parcel of land situated in Cleburne County ~~(MB-P)~~ of the undersigned grantor(s) <sup>BjH</sup> Herbert M. Boyd and wife Emily V. Boyd <sup>BOY</sup> (herein referred to as GRANTOR(s)) In hand paid by the grantee <sup>(file 105C FRAME 2-3)</sup> herein, the receipt of which is hereby acknowledged, the said GRANTOR(s) does by these presents, grant, bargain, sell and convey unto <sup>HMS</sup> ✓ Billy J. Hand and Jeanette J. Hand (herein referred to as GRANTEE whether one or more), the following described real estate, situated in Cleburne County, Alabama, to wit:

Lot 15 according to the Survey of Chase Park Estates, as recorded in Map Book 11, page 39 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama; subject to all easements, restrictions, covenants, agreements and conditions of record. Mineral and mining rights excepted.

TO HAVE AND TO HOLD, TO SAID GRANTEE, his, her, or their heirs and assigns forever.

And said GRANTOR(s) does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(s) by its signature and seal, execute this conveyance, this the 27th day of December, 19 89.

ATTEST:

*[Signature]*

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
90 JAN -5 PM 4: 26

GRANTOR (s):  
BY: *[Signature]*  
Herbert M. Boyd  
BY: *[Signature]*  
Emily V. Boyd

STATE OF ALABAMA

*[Signature]*  
JUDGE OF PROBATE

Deed tax - 57.50  
Rec 2.50  
Ad 3.00  
Cert 1.00  
64.00

CLEBURNE COUNTY)

I, Angie W. Estes a Notary Public in and for said County, in said State, hereby certify that Herbert M. Boyd and Emily V. Boyd whose name(s) as Grantor(s) have signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, being informed of the contents of the conveyance, he, as such owner and with full authority, executed the same voluntarily for and as individuals.

Given under my hand and official seal, this the 27th day of December, 19 89.

July 27, 1993  
My Commission Expires:

*[Signature]*  
Notary Public

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