

15176

STATE OF ALABAMA §  
SHELBY COUNTY §

05/09/1994-15176  
01:21 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 29.00

Inst # 1994-15176

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Fifteen thousand and NO/100 (\$15,000.00) Dollars and other good and valuable considerations to the undersigned **GERALDINE F. TRAVIS, A WIDOW**, herein referred to as Grantor, in hand paid by **JEFFREY WAYNE VINCENT, A SINGLE MAN AND SHERRY ANNETTE POWERS, A SINGLE WOMAN**, whose mailing address is Route 1 Box 543, Harpersville, Alabama 35078, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee all their interest in and to the following described real estate, situated in Shelby County, Alabama:

Commence at the Northeast corner of the SE $\frac{1}{4}$ -SW $\frac{1}{4}$  of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING of herein described parcel of land; thence proceed West along the North boundary line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 498.04 feet, (Deed 453') to a point on a paved road; thence proceed S 56°28'56" E along the North side of said paved road for a distance of 590.16 feet (Deed 600' more or less), to the point of intersection of the aforementioned road side with the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence proceed N 1°03'27" E along said East line for a distance of 325.94 feet (Deed 324') to the POINT OF BEGINNING of herein described parcel of land.

The above described parcel of land is located in the SE $\frac{1}{4}$ -SW $\frac{1}{4}$  of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama and contains 1.86 acres.

This is the same property conveyed to William R. Travis and wife, Geraldine F. Travis with rights of survivorship. William R. Travis is deceased, having departed this life on September 1, 1992, leaving no Last Will & Testament and there has been no administration on his estate.

TO HAVE AND TO HOLD unto the Grantee, and the heirs and assigns of Grantee, forever, together with any and all remainder or reversion interest therein;

And the Grantor does for himself and for his heirs, executors and administrators, covenant with the Grantee, his heirs and assigns that he is lawfully seized in fee simple of said premises, that he is free from all encumbrances, except as herein stated, that he has a good right to sell and convey the same as is done

hereby, that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hand and seal on this the 3 day of May, 1994.

Geraldine F. Travis  
Geraldine F. Travis

STATE OF ALABAMA           §  
  §  
TALLADEGA COUNTY         §

I, the undersigned authority in and for said County, in said State, hereby certify that Geraldine F. Travis, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3<sup>rd</sup> day of May, 1994.

[Signature]  
Notary Public

Inst # 1994-15176

THIS INSTRUMENT PREPARED BY:  
Barry D. Vaughn  
PROCTOR AND VAUGHN  
201 NORTH NORTON AVENUE  
SYLACAUGA, ALABAMA 35150

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